



3 - 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price
\$419,000 - \$439,000
No median price available

Comparable Properties



5 Landseer St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$440,000

Method: Private Sale

Date: 19/12/2017

Rooms: 4

Property Type: House

Land Size: 1050 sqm approx



19 Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$421,500

Method: Private Sale

Date: 25/09/2017

Rooms: 4

Property Type: House

Land Size: 680 sqm approx



3/32 Ray St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 1

Price: \$380,000

Method: Private Sale

Date: 06/03/2018

Rooms: -

Property Type: Unit

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price*

Median price House Unit Suburb or locality
 Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Landseer St CASTLEMAINE 3450	\$440,000	19/12/2017
2	19 Ray St CASTLEMAINE 3450	\$421,500	25/09/2017
3	3/32 Ray St CASTLEMAINE 3450	\$380,000	06/03/2018

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.