

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

Single price

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	119 Gingell St CASTLEMAINE 3450	\$590,000	29/06/2018
2	38 Mcgrath St CASTLEMAINE 3450	\$590,000	09/06/2018
3	30c North St CASTLEMAINE 3450	\$540,000	02/07/2018

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.



3 2 2

Rooms:
Property Type: House (Res)
Land Size: 1988 sqm approx
Agent Comments

Indicative Selling Price
\$549,000
Median House Price
Year ending September 2018: \$496,500

Comparable Properties



119 Gingell St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

3 2 2

Price: \$590,000
Method: Private Sale
Date: 29/06/2018
Rooms: 5
Property Type: House
Land Size: 761 sqm approx



38 Mcgrath St CASTLEMAINE 3450 (VG) **Agent Comments**

3 - -

Price: \$590,000
Method: Sale
Date: 09/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 554 sqm approx



30c North St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

3 1 1

Price: \$540,000
Method: Private Sale
Date: 02/07/2018
Rooms: -
Property Type: House
Land Size: 483 sqm approx