

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sa	le
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Address	50 Ray Street, Castlemaine Vic 3450
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between \$460,000	&	\$480,000
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#### Median sale price

Median price	\$455,000	Hou	ıse X	Unit		Suburb or locality	Castlemaine
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	6 Phyllis Cr MCKENZIE HILL 3451	\$480,000	18/11/2016
2	10 Ireland St MCKENZIE HILL 3451	\$475,000	02/12/2016
3	4 Phyllis Cr MCKENZIE HILL 3451	\$447,000	31/05/2016

#### 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.

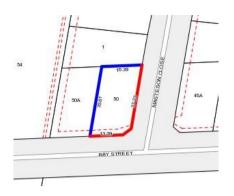
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Indicative Selling Price \$460,000 - \$480,000 Median House Price June quarter 2017: \$455,000

## Comparable Properties



6 Phyllis Cr MCKENZIE HILL 3451 (VG)

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**-**

**6**.

Price: \$480,000 Method: Sale Date: 18/11/2016

Rooms: -

**Property Type:** House (Res) **Land Size:** 699 sqm approx

Agent Comments

10 Ireland St MCKENZIE HILL 3451 (VG)





Price: \$475,000 Method: Sale Date: 02/12/2016

Rooms: -

Property Type: House (Res) Land Size: 700 sqm approx

**Agent Comments** 

4 Phyllis Cr MCKENZIE HILL 3451 (REI/VG)







Agent Comments

Price: \$447,000 Method: Private Sale Date: 31/05/2016

Rooms: 6

**Property Type:** House **Land Size:** 700 sqm approx

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