

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb 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
 Period - From to Source

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	61a Duke St CASTLEMAINE 3450	\$410,000	14/08/2017
2	17 Adams St CASTLEMAINE 3450	\$390,000	01/03/2017
3	3/15 BERKELEY St CASTLEMAINE 3450	\$382,500	01/08/2017

OR

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

Indicative Selling Price

\$390,000 - \$400,000

Median House Price

June quarter 2017: \$455,000



Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 350 sqm approx

Agent Comments



Comparable Properties



61a Duke St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 14/08/2017

Rooms: -

Property Type: House



17 Adams St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 01/03/2017

Rooms: 4

Property Type: House

Land Size: 550 sqm approx



3/15 BERKELEY St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$382,500

Method: Private Sale

Date: 01/08/2017

Rooms: 3

Property Type: Unit

Land Size: 235 sqm approx