

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	6 Goodes Ct CASTLEMAINE 3450	\$487,500	07/03/2017
2	110 Diamond Gully Rd MCKENZIE HILL 3451	\$450,000	20/02/2017
3	11 Maltby Dr CASTLEMAINE 3450	\$437,000	05/09/2017

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.~~



3 -

Indicative Selling Price
\$460,000 - \$490,000

Rooms:
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4046 sqm approx
Agent Comments

Comparable Properties



6 Goodes Ct CASTLEMAINE 3450 (REI/VG) **Agent Comments**

4 2 6

Price: \$487,500
Method: Private Sale
Date: 07/03/2017
Rooms: 6
Property Type: House
Land Size: 3990 sqm approx



110 Diamond Gully Rd MCKENZIE HILL 3451 (VG) **Agent Comments**

3 - -

Price: \$450,000
Method: Sale
Date: 20/02/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4629 sqm approx



11 Maltby Dr CASTLEMAINE 3450 (REI) **Agent Comments**

4 2 2

Price: \$437,000
Method: Private Sale
Date: 05/09/2017
Rooms: 6
Property Type: House
Land Size: 935 sqm approx