

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Property offered for Sale									
Including subu	ddress 9 rb and stcode	9 Mckay Street, Moonlight Flat Vic 3450							
Indicative selli	ng price								
For the meaning	of this pric	e see con	sumer.vic.gov.aı	u/underquoting					
Range betweer	\$460,000	0	&	\$490,000					
Median sale pr	ice								
Median price		Но	use	Unit		Suburb	Moonlight Flat		
Period - From		to		Source	REIV				

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.

Ad	dress 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.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





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Rooms:

Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 4046 sqm approx

Agent Comments

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

Comparable Properties



6 Goodes Ct CASTLEMAINE 3450 (REI/VG)





Price: \$487,500 Method: Private Sale Date: 07/03/2017

Rooms: 6

Property Type: House

Land Size: 3990 sqm approx

Agent Comments



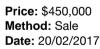








Agent Comments



Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4629 sqm approx



11 Maltby Dr CASTLEMAINE 3450 (REI)





Price: \$437,000 Method: Private Sale Date: 05/09/2017 Rooms: 6

Property Type: House Land Size: 935 sqm approx **Agent Comments**

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