

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](http://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	77 Hargraves St CASTLEMAINE 3450	\$565,000	01/12/2017
2	93 Farnsworth St CASTLEMAINE 3450	\$540,000	13/06/2017
3	47 Mcgrath St CASTLEMAINE 3450	\$530,000	27/10/2017

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   1  

**Rooms:**  
**Property Type:** Land  
Agent Comments

**Indicative Selling Price**  
\$579,000  
**Median House Price**  
Year ending December 2017: \$469,000

## Comparable Properties



**77 Hargraves St CASTLEMAINE 3450 (REI)**   Agent Comments

2   1   2

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 01/12/2017  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 295 sqm approx



**93 Farnsworth St CASTLEMAINE 3450 (REI/VG)**   Agent Comments

3   2   2

**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 13/06/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 606 sqm approx



**47 Mcgrath St CASTLEMAINE 3450 (REI)**   Agent Comments

3   2   2

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 27/10/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 712 sqm approx