

# 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

12 Greenhill Avenue, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$789,000

### Median sale price

Median price \$620,000

Property Type House

Suburb Castlemaine

Period - From 01/10/2020

to 31/12/2020

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.~~

	Address of comparable property	Price	Date of sale
1	79 Forest St CASTLEMAINE 3450	\$720,000	16/03/2021
2			
3			

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.

This Statement of Information was prepared on:

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**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 859 sqm approx

Agent Comments

## Comparable Properties



**79 Forest St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 16/03/2021

**Property Type:** House

**Land Size:** 450 sqm approx

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.