





Rooms:

Property Type: House Land Size: 987 sqm approx

Agent Comments

Indicative Selling Price \$450,000 **Median House Price** March quarter 2017: \$503,750

Comparable Properties



1 Johnstone St CASTLEMAINE 3450 (REI)

Price: \$469,000 Method: Private Sale Date: 24/05/2017

Rooms: -

Property Type: House

Agent Comments



5 Forest St CASTLEMAINE 3450 (REI/VG)



Agent Comments

Price: \$450.000 Method: Private Sale Date: 30/03/2017

Rooms: 4

Property Type: House

Land Size: 500 sqm approx



32 Myring St CASTLEMAINE 3450 (REI)

Price: \$432,000 Method: Private Sale Date: 02/05/2017

Rooms: -

— 2

Property Type: House

Agent Comments

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





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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	119B Duke Street, Castlemaine Vic 3450
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

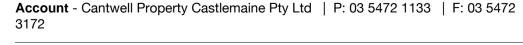
Median sale price

Median price	\$503,750	Н	ouse	Х	Su	burb	Castlemaine
Period - From	01/01/2017	to	31/03	3/2017	Source	REIV	1

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 Johnstone St CASTLEMAINE 3450	\$469,000	24/05/2017
5 Forest St CASTLEMAINE 3450	\$450,000	30/03/2017
32 Myring St CASTLEMAINE 3450	\$432,000	02/05/2017







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