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**Rooms:**  
**Property Type:** Office (Com)  
**Land Size:** 770 sqm  
 Agent Comments

**Indicative Selling Price**  
 \$425,000  
**Median House Price**  
 March quarter 2017: \$503,750

Off the plan sales evidence is not available for this area

## Comparable Properties



**107E/107e Gingell St CASTLEMAINE 3450 (REI)** Agent Comments

3 2 2

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 15/09/2016  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 312 sqm

**7/12 Saint St CASTLEMAINE 3450 (VG)** Agent Comments

2 - -

**Price:** \$355,000  
**Method:** Sale  
**Date:** 10/08/2016  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**8/12 Saint St CASTLEMAINE 3450 (VG)** Agent Comments

2 - -

**Price:** \$350,000  
**Method:** Sale  
**Date:** 27/11/2015  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

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  Suburb or locality   
 Period - From  to  Source

**Comparable property sales**

These are the three properties sold within five kilometres of the property for sale in the last 18 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
107E/107e Gingell St CASTLEMAINE 3450	\$545,000	15/09/2016
7/12 Saint St CASTLEMAINE 3450	\$355,000	10/08/2016
8/12 Saint St CASTLEMAINE 3450	\$350,000	27/11/2015