





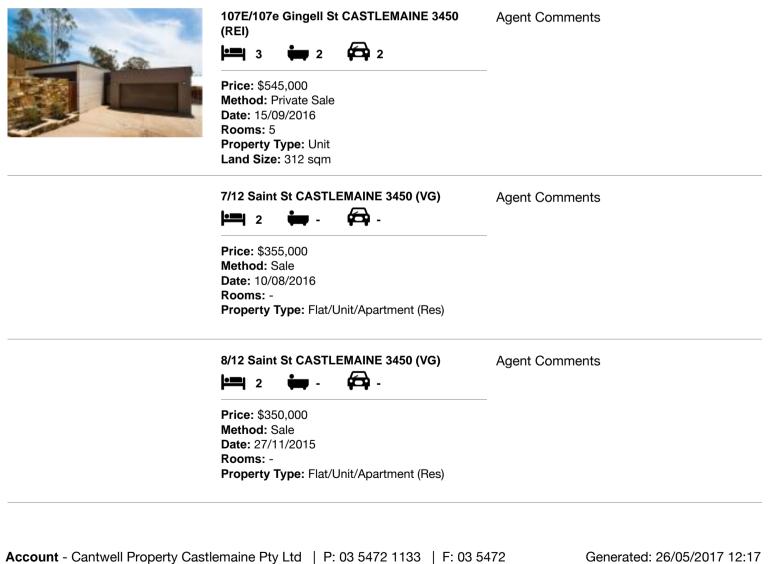
Rooms: Property Type: Office (Com) Land Size: 770 sqm Agent Comments

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

Off the plan sales evidence is not available for this area

# **Comparable Properties**

3172



propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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 andpostcode

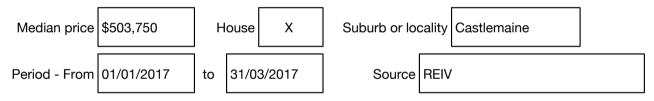
16 Hargraves Street, Castlemaine Vic 3450

## Indicative selling price

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

Single price \$425,000

#### Median sale price



## **Comparable property sales**

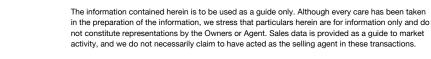
These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

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

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