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

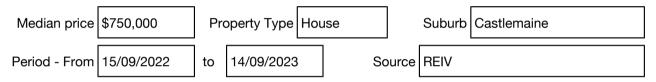
119 Gingell Street, Castlemaine Vic 3450

Indicative selling price

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Single price \$830,000

Median sale price



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 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
1	112b Farnsworth St CASTLEMAINE 3450	\$885,000	01/06/2023
2	3 Cochrane Ct CASTLEMAINE 3450	\$870,000	15/06/2023
3	12 Douglas Cr CASTLEMAINE 3450	\$830,000	29/03/2023

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 18 months.

This Statement of Information was prepared on:

15/09/2023 15:15



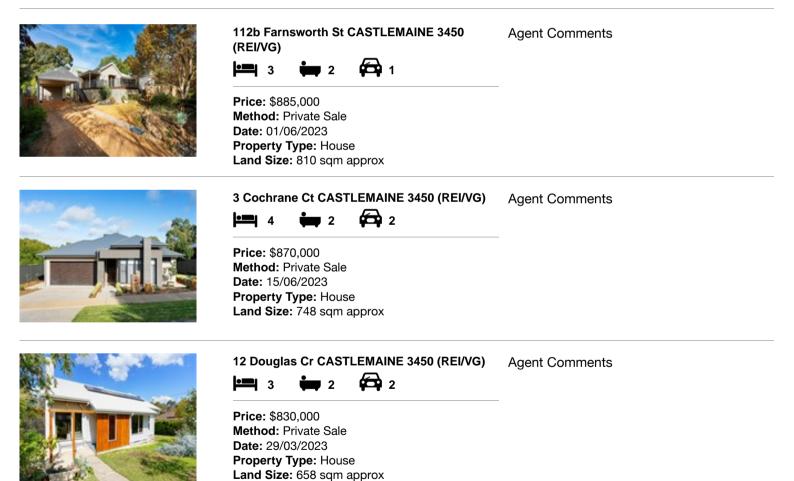


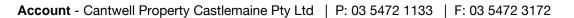




Property Type: House **Land Size:** 761 sqm approx Agent Comments Indicative Selling Price \$830,000 Median House Price 15/09/2022 - 14/09/2023: \$750,000

Comparable Properties







propertydata

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