## 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

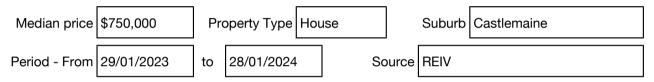
47 Gingell Street, Castlemaine Vic 3450

#### Indicative selling price

For the meaning of this		

Single price \$695,000

#### 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	75 Gingell St CASTLEMAINE 3450	\$702,500	01/08/2023
2	111 Gingell St CASTLEMAINE 3450	\$680,000	19/04/2023
3	73B Gingell St CASTLEMAINE 3450	\$620,000	28/01/2023

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:

29/01/2024 13:59









Rooms: 5 Property Type: House Land Size: 500 sqm approx Agent Comments

**Indicative Selling Price** \$695,000 **Median House Price** 29/01/2023 - 28/01/2024: \$750,000

# **Comparable Properties**





Price: \$620,000 Method: Auction Sale Date: 28/01/2023 Property Type: House (Res) Land Size: 768 sqm approx

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

propertydata



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