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

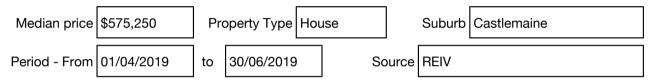
73 Lyttleton Street, Castlemaine Vic 3450

Indicative selling price

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|-------------------------|-----------|---------------------|-----------------|
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| For the meaning of this | phice 3cc | consumer.vic.gov.au | / under quoting |

Single price \$549,000

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 | 10a Princess St CAMPBELLS CREEK 3451 | \$520,000 | 02/08/2019 |
| 2 | 28 Hunter St CASTLEMAINE 3450 | \$498,000 | 13/04/2018 |
| 3 | 161 Main Rd CAMPBELLS CREEK 3451 | \$480,000 | 06/07/2019 |

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:

30/09/2019 12:42



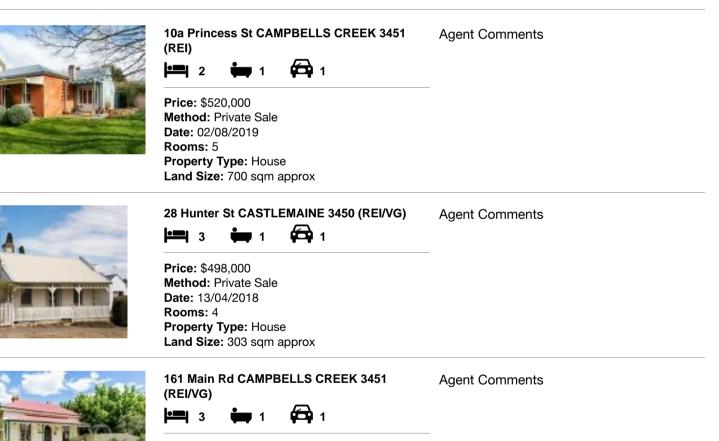






Rooms: 4 Property Type: House (Previously Occupied - Detached) Land Size: 760 sqm approx Agent Comments Indicative Selling Price \$549,000 Median House Price June quarter 2019: \$575,250

Comparable Properties



Price: \$480,000 Method: Private Sale Date: 06/07/2019 Property Type: House Land Size: 785 sqm approx

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