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

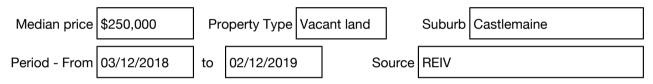
5a Lawrence Street, Castlemaine Vic 3450

Indicative selling price

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Single price \$269,000

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.

Add	dress of comparable property	Price	Date of sale
1	10 Yeats St CASTLEMAINE 3450	\$275,000	24/06/2019
2	23 Yeats St CASTLEMAINE 3450	\$260,000	06/02/2019
3	10 Yeats St CASTLEMAINE 3450	\$250,000	04/06/2019

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:

03/12/2019 13:27





Terry Gibson 03 5472 1155 0488 003 920 terrygibson@jelliscraig.com.au





Property Type: Vacant Land **Land Size:** 505 sqm approx Agent Comments Indicative Selling Price \$269,000 Median Land Price 03/12/2018 - 02/12/2019: \$250,000

Comparable Properties



10 Yeats St CASTLEMAINE 3450 (VG)



Price: \$275,000 Method: Sale Date: 24/06/2019 Property Type: Land Land Size: 1012 sqm approx Agent Comments



23 Yeats St CASTLEMAINE 3450 (REI/VG)



Price: \$260,000 Method: Private Sale Date: 06/02/2019 Property Type: Land Land Size: 1000 sqm approx

10 Yeats St CASTLEMAINE 3450 (VG)

Agent Comments

Agent Comments



Method: Sale Date: 04/06/2019 Property Type: Land Land Size: 1012 sqm approx

Account - Jellis Craig | P: 0354721155 | F: 0354723087



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.