## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

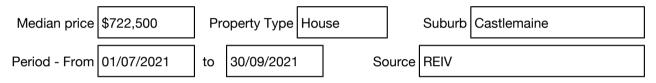
2/88 Brown Street, Castlemaine Vic 3450

#### Indicative selling price

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Single price \$810,000

#### Median sale price



#### Comparable property sales (\*Delete A or B below as applicable)

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

Ado	dress of comparable property	Price	Date of sale
1	7 Roalies PI CAMPBELLS CREEK 3451	\$785,000	20/10/2021
2	6 Yurunga Dr MCKENZIE HILL 3451	\$750,000	19/11/2021
3	24 Mckenzie Way MCKENZIE HILL 3451	\$745,000	11/10/2021

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

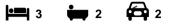
This Statement of Information was prepared on:

09/12/2021 10:20



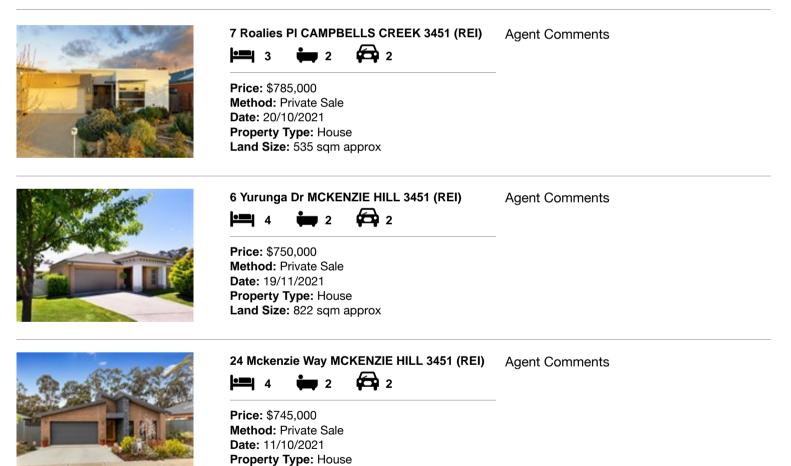






Rooms: 5 Property Type: House Land Size: 670 sqm approx Agent Comments Indicative Selling Price \$810,000 Median House Price September quarter 2021: \$722,500

# **Comparable Properties**





Land Size: 754 sqm approx





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