

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

Median sale price*

Median price Property Type Suburb

Period - From to Source

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	77 Bowden St CASTLEMAINE 3450	\$720,000	01/10/2024
2	45 Bull St CASTLEMAINE 3450	\$734,000	03/07/2024
3	47 Hunter St CASTLEMAINE 3450	\$729,000	12/10/2023

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:

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 3
  -
 

Property Type:
 Divorce/Estate/Family Transfers
Land Size: 1012 sqm approx
 Agent Comments

Indicative Selling Price
 \$775,000
No median price available

Comparable Properties



77 Bowden St CASTLEMAINE 3450 (REI)

Agent Comments

 3
  1
  2

Price: \$720,000
Method: Private Sale
Date: 01/10/2024
Property Type: House



45 Bull St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3
  1
  -

Price: \$734,000
Method: Private Sale
Date: 03/07/2024
Property Type: House
Land Size: 493 sqm approx



47 Hunter St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 2
  1
  3

Price: \$729,000
Method: Private Sale
Date: 12/10/2023
Property Type: House
Land Size: 1012 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

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.