

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 53 Hunter Street, Castlemaine Vic 3450
Including suburb or locality and postcode

Indicative selling price

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

Single price \$745,000

Median sale price

Median price \$737,000

Property Type House

Suburb Castlemaine

Period - From 27/02/2024

to 26/02/2025

Source Property Data

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	7-9 Doveton St CASTLEMAINE 3450	\$797,000	05/12/2024
2	77 Bowden St CASTLEMAINE 3450	\$720,000	01/10/2024
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:

27/02/2025 16:42



Property Type:
Agent Comments

Indicative Selling Price

\$745,000

Median House Price

27/02/2024 - 26/02/2025: \$737,000

Comparable Properties



7-9 Doveton St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$797,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 301 sqm approx



77 Bowden St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 01/10/2024
Property Type: House
Land Size: 532 sqm approx



47 Hunter St CASTLEMAINE 3450 (REI/VG)

Agent Comments



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



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