

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

39 Bowden Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$645,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

Castlemaine

Period - From

24/11/2021

to

23/11/2022

Source

REIV

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 Sarah Coopey La CASTLEMAINE 3450	\$670,000	01/04/2022
2	15 Railway Av CASTLEMAINE 3450	\$660,000	17/10/2022
3	1/21 Van Heurck St CASTLEMAINE 3450	\$602,000	20/05/2022

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:

24/11/2022 09:57



2 1 2

Property Type: House
Land Size: 378 sqm approx
Agent Comments

Indicative Selling Price
\$645,000

Median House Price
24/11/2021 - 23/11/2022: \$720,000

Comparable Properties



7 Sarah Coopey La CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 2 -

Price: \$670,000
Method: Private Sale
Date: 01/04/2022
Property Type: House
Land Size: 738 sqm approx



15 Railway Av CASTLEMAINE 3450 (REI)

Agent Comments

2 1 1

Price: \$660,000
Method: Private Sale
Date: 17/10/2022
Property Type: House
Land Size: 841 sqm approx



1/21 Van Heurck St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$602,000
Method: Private Sale
Date: 20/05/2022
Property Type: House
Land Size: 300 sqm approx