

# 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

27 Mcgrath Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$895,000

### Median sale price

Median price

\$807,000

Property Type

House

Suburb

Castlemaine

Period - From

01/04/2022

to

30/06/2022

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 | 32 Bowden St CASTLEMAINE 3450  | \$900,000 | 10/06/2022   |
| 2 | 74 Bowden St CASTLEMAINE 3450  | \$900,000 | 10/12/2021   |
| 3 | 4 Wheeler St CASTLEMAINE 3450  | \$880,000 | 20/04/2022   |

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:

14/09/2022 16:59



3 1 3

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 840 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$895,000

**Median House Price**  
June quarter 2022: \$807,000

## Comparable Properties



**32 Bowden St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3 1 4

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 10/06/2022  
**Property Type:** House  
**Land Size:** 1035 sqm approx



**74 Bowden St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 10/12/2021  
**Property Type:** House  
**Land Size:** 1207 sqm approx



**4 Wheeler St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 20/04/2022  
**Property Type:** House  
**Land Size:** 533 sqm approx