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

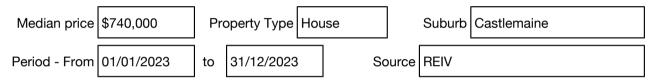
7 Mcewan Street, Castlemaine Vic 3450

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$889,000

Median sale price



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	37 Bowden St CASTLEMAINE 3450	\$935,000	12/12/2023
2	112b Farnsworth St CASTLEMAINE 3450	\$885,000	01/06/2023
3	10 Montgomery St CASTLEMAINE 3450	\$846,000	25/01/2024

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:

23/02/2024 11:16









Property Type: House **Land Size:** 582 sqm approx Agent Comments Indicative Selling Price \$889,000 Median House Price Year ending December 2023: \$740,000

Comparable Properties

	37 Bowden St CASTLEMAINE 3450 (REI/VG)	Agent Comments
Charles Con	Price: \$935,000 Method: Private Sale	-
	Date: 12/12/2023	
	Property Type: House	
	Land Size: 783 sqm approx	
	112b Farnsworth St CASTLEMAINE 3450	Agent Comments
ELAR MANN	(REI/VG)	
	1 3 1 2 1	
	Price: \$885,000	-
	Method: Private Sale	
A CONTRACTOR	Date: 01/06/2023	
	Property Type: House Land Size: 810 sqm approx	
	10 Montgomery St CASTLEMAINE 3450 (REI)	Agent Comments
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		-
	Price: \$846,000	
	Method: Private Sale Date: 25/01/2024	
and the second s	Property Type: House	
	Land Size: 898 sqm approx	

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



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