

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

32 Bowden Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$715,000

Property Type

House

Suburb

Castlemaine

Period - From

01/04/2021

to

31/03/2022

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	52 Parker St CASTLEMAINE 3450	\$902,000	29/03/2022
2	74 Bowden St CASTLEMAINE 3450	\$900,000	10/12/2021
3	81 Bowden St CASTLEMAINE 3450	\$845,000	31/03/2022

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:

23/05/2022 13:45



3 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 1035 sqm approx
Agent Comments

Indicative Selling Price
\$900,000

Median House Price
Year ending March 2022: \$715,000

Comparable Properties



52 Parker St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 1 4

Price: \$902,000
Method: Private Sale
Date: 29/03/2022
Property Type: House
Land Size: 921 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



81 Bowden St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

Price: \$845,000
Method: Private Sale
Date: 31/03/2022
Property Type: House
Land Size: 1406 sqm approx