

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7-9 Doveton Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$765,000

Median sale price

Median price \$740,000

Property Type House

Suburb Castlemaine

Period - From 14/11/2023

to 13/11/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	77 Bowden St CASTLEMAINE 3450	\$720,000	01/10/2024
2	45 Bull St CASTLEMAINE 3450	\$734,000	03/07/2024
3	18 Bowden St CASTLEMAINE 3450	\$765,000	07/06/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/11/2024 13:15



3 1 2

Rooms: 5
Property Type: House
Land Size: 300 sqm approx
 Agent Comments

Indicative Selling Price
 \$765,000

Median House Price
 14/11/2023 - 13/11/2024: \$740,000

Comparable Properties



77 Bowden St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$720,000
Method: Private Sale
Date: 01/10/2024
Property Type: House



45 Bull St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 -

Price: \$734,000
Method: Private Sale
Date: 03/07/2024
Property Type: House
Land Size: 493 sqm approx



18 Bowden St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$765,000
Method: Private Sale
Date: 07/06/2024
Property Type: House
Land Size: 508 sqm approx