

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

45 Bull Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$729,000

Median sale price

Median price \$735,000

Property Type House

Suburb Castlemaine

Period - From 01/04/2023

to 31/03/2024

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	192 Hargraves St CASTLEMAINE 3450	\$795,000	23/03/2024
2	97 Bowden St CASTLEMAINE 3450	\$772,040	09/11/2023
3	47 Hunter St CASTLEMAINE 3450	\$729,000	12/10/2023

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:

21/05/2024 15:43



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Property Type: House
Land Size: 493 sqm approx
Agent Comments

Indicative Selling Price
 \$729,000
Median House Price
 Year ending March 2024: \$735,000

Comparable Properties



192 Hargraves St CASTLEMAINE 3450 (REI)

Agent Comments

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Price: \$795,000
Method: Private Sale
Date: 23/03/2024
Property Type: House
Land Size: 336 sqm approx



97 Bowden St CASTLEMAINE 3450 (REI/VG)

Agent Comments

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Price: \$772,040
Method: Private Sale
Date: 09/11/2023
Property Type: House
Land Size: 717 sqm approx



47 Hunter St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 2
  1
  3

Price: \$729,000
Method: Private Sale
Date: 12/10/2023
Property Type: House
Land Size: 1012 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377