

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

37 Bowden Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Castlemaine

Period - From

05/12/2022

to

04/12/2023

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	3 Bowden St CASTLEMAINE 3450	\$945,000	02/11/2023
2	91 Bowden St CASTLEMAINE 3450	\$920,000	05/10/2022
3	32 Bowden St CASTLEMAINE 3450	\$900,000	10/06/2022

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:

05/12/2023 16:53



 3  1  2

Property Type: House
Land Size: 783 sqm approx
Agent Comments

Indicative Selling Price
\$950,000

Median House Price
05/12/2022 - 04/12/2023: \$750,000

Comparable Properties



3 Bowden St CASTLEMAINE 3450 (REI)

Agent Comments

 3  2  3

Price: \$945,000
Method: Private Sale
Date: 02/11/2023
Property Type: House
Land Size: 1282 sqm approx



91 Bowden St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  3

Price: \$920,000
Method: Private Sale
Date: 05/10/2022
Property Type: House (Res)
Land Size: 384 sqm approx



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