# 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

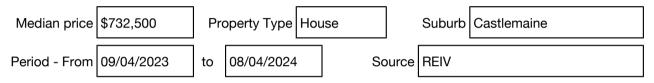
18 Bowden Street, Castlemaine Vic 3450

#### Indicative selling price

For the meaning of this		

Single price \$775,000

#### 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	7 Baird St CASTLEMAINE 3450	\$820,000	02/02/2024
2	192 Hargraves St CASTLEMAINE 3450	\$795,000	23/03/2024
3	5 Preshaw St CASTLEMAINE 3450	\$740,000	02/04/2024

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:

09/04/2024 15:50









Property Type: House Land Size: 508 sqm approx Agent Comments

Jeremy Bottomley 03 5472 1155 0433 772 033 jeremybottomley@jelliscraig.com.au

> **Indicative Selling Price** \$775,000 **Median House Price** 09/04/2023 - 08/04/2024: \$732,500

# **Comparable Properties**



7 Baird St CASTLEMAINE 3450 (REI)



Price: \$820,000 Method: Private Sale Date: 02/02/2024 Property Type: House Land Size: 1261 sqm approx Agent Comments

192 Hargraves St CASTLEMAINE 3450 (REI) 

Agent Comments



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

3



5 Preshaw St CASTLEMAINE 3450 (REI)



Agent Comments

Price: \$740.000 Method: Private Sale Date: 02/04/2024 Property Type: House Land Size: 808 sqm approx

#### Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087





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