

# 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 price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$775,000

### Median sale price

Median price \$732,500

Property Type House

Suburb Castlemaine

Period - From 09/04/2023

to 08/04/2024

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	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



3   1   2

**Property Type:** House

**Land Size:** 508 sqm approx

Agent Comments

## Comparable Properties



**7 Baird St CASTLEMAINE 3450 (REI)**

Agent Comments

3   2   2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 02/02/2024

**Property Type:** House

**Land Size:** 1261 sqm approx



**192 Hargraves St CASTLEMAINE 3450 (REI)**

Agent Comments

3   1   1

**Price:** \$795,000

**Method:** Private Sale

**Date:** 23/03/2024

**Property Type:** House

**Land Size:** 336 sqm approx



**5 Preshaw St CASTLEMAINE 3450 (REI)**

Agent Comments

3   1   2

**Price:** \$740,000

**Method:** Private Sale

**Date:** 02/04/2024

**Property Type:** House

**Land Size:** 808 sqm approx