

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 32 Hunter Street, Castlemaine Vic 3450
Including suburb or locality and postcode

Indicative selling price

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

Range between \$860,000 & \$940,000

Median sale price

Median price \$740,000 Property Type House Suburb Castlemaine

Period - From 01/10/2023 to 31/12/2023 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	1 Bowyer St CAMPBELLS CREEK 3451	\$1,025,000	01/02/2024
2	3 Bowden St CASTLEMAINE 3450	\$945,000	02/11/2023
3	37 Bowden St CASTLEMAINE 3450	\$935,000	12/12/2023

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: 09/03/2024 09:48



3 2 1

Property Type: House
Land Size: 1028 sqm approx sqm approx
[Agent Comments](#)

Indicative Selling Price
\$860,000 - \$940,000
Median House Price
December quarter 2023: \$740,000

Comparable Properties



1 Bowyer St CAMPBELLS CREEK 3451 (REI) [Agent Comments](#)

3 2 1

Price: \$1,025,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 3949 sqm approx



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



37 Bowden St CASTLEMAINE 3450 (REI/VG) [Agent Comments](#)

3 1 2

Price: \$935,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 783 sqm approx

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