

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 51 Bowden 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 \$975,000 & \$1,025,000

Median sale price

Median price \$750,000 Property Type House Suburb Castlemaine

Period - From 13/11/2022 to 12/11/2023 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	60 Urquhart St CASTLEMAINE 3450	\$1,050,000	29/06/2023
2	14 Hall St CASTLEMAINE 3450	\$1,028,500	06/11/2023
3	3 Bowden St CASTLEMAINE 3450	\$945,000	02/11/2023

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: 13/11/2023 10:27



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Property Type: Residential House

Land Size: 753 sqm approx

Agent Comments

Indicative Selling Price

\$975,000 - \$1,025,000

Median House Price

13/11/2022 - 12/11/2023: \$750,000

Comparable Properties



60 Urquhart St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 - -

Price: \$1,050,000

Method: Private Sale

Date: 29/06/2023

Property Type: House (Res)

Land Size: 730 sqm approx



14 Hall St CASTLEMAINE 3450 (REI)

Agent Comments

4 2 2

Price: \$1,028,500

Method: Private Sale

Date: 06/11/2023

Property Type: House

Land Size: 1018 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