

# 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

7 Mcewan 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 \$889,000

### Median sale price

Median price \$740,000

Property Type House

Suburb Castlemaine

Period - From 01/01/2023

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	37 Bowden St CASTLEMAINE 3450	\$935,000	12/12/2023
2	112b Farnsworth St CASTLEMAINE 3450	\$885,000	01/06/2023
3	10 Montgomery St CASTLEMAINE 3450	\$846,000	25/01/2024

**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:

23/02/2024 11:16



3   1   1

**Property Type:** House  
**Land Size:** 582 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$889,000  
**Median House Price**  
Year ending December 2023: \$740,000

## Comparable Properties



**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



**112b Farnsworth St CASTLEMAINE 3450 (REI/VG)**   [Agent Comments](#)

3   2   1

**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 01/06/2023  
**Property Type:** House  
**Land Size:** 810 sqm approx



**10 Montgomery St CASTLEMAINE 3450 (REI)**   [Agent Comments](#)

3   1   2

**Price:** \$846,000  
**Method:** Private Sale  
**Date:** 25/01/2024  
**Property Type:** House  
**Land Size:** 898 sqm approx