

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

8 Bull Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

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

Period - From 28/08/2022 to 27/08/2023 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	4 Charles St CASTLEMAINE 3450	\$950,000	20/03/2023
2	91 Bowden St CASTLEMAINE 3450	\$920,000	05/10/2022
3	1 Goldsmith Cr CASTLEMAINE 3450	\$825,000	11/02/2023

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:

28/08/2023 15:34



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$820,000 - \$900,000
Median House Price
28/08/2022 - 27/08/2023: \$750,000

Comparable Properties



4 Charles St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$950,000
Method: Private Sale
Date: 20/03/2023
Property Type: House
Land Size: 1050 sqm approx



91 Bowden St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$920,000
Method: Private Sale
Date: 05/10/2022
Property Type: House (Res)
Land Size: 384 sqm approx



1 Goldsmith Cr CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$825,000
Method: Private Sale
Date: 11/02/2023
Property Type: House
Land Size: 560 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377