# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 8 Bull Street, Castlemaine Vic 3450

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$820,000		&		\$900,000					
Median sale p	rice									
Median price	\$750,000	Pro	operty Type	Hou	se		Suburb	Castlemaine		
Period - From	28/08/2022	to	27/08/2023		So	urce	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.

Add	dress 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)



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

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





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