

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 91 Farnsworth Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$845,000

Median sale price

Median price \$812,500

Property Type House

Suburb Castlemaine

Period - From 01/01/2023

to 31/03/2023

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	98 Farnsworth St CASTLEMAINE 3450	\$835,000	24/03/2023
2	12 Douglas Cr CASTLEMAINE 3450	\$830,000	29/03/2023
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:

09/05/2023 15:07



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Property Type: House
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$845,000
Median House Price
March quarter 2023: \$812,500

Comparable Properties



98 Farnsworth St CASTLEMAINE 3450 (REI)

Agent Comments

5 3 4

Price: \$835,000
Method: Private Sale
Date: 24/03/2023
Property Type: House
Land Size: 705 sqm approx



12 Douglas Cr CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$830,000
Method: Private Sale
Date: 29/03/2023
Property Type: House
Land Size: 658 sqm approx



1 Goldsmith Cr CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 -

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