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	91 Farnsworth 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

Single price | \$845,000

Median sale price

Median price	\$812,500	Pro	perty 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)

These are the three properties sold within five kilometres of the property for sale in the last 18 Α* months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable prop

Ad	dress 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

The estate agent or agent's representative reasonably believes that fewer than three comparable-8* 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 \$845,000 **Median House Price** March quarter 2023: \$812,500

Indicative Selling Price

Comparable Properties



98 Farnsworth St CASTLEMAINE 3450 (REI)

nsworth St CASTLEMAINE 3450 (REI

Price: \$835,000 Method: Private Sale Date: 24/03/2023 Property Type: House

Land Size: 705 sqm approx

Agent Comments



12 Douglas Cr CASTLEMAINE 3450 (REI)

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

Agent Comments





Price: \$825,000 Method: Private Sale Date: 11/02/2023

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

Property Type: House Land Size: 560 sqm approx





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