## 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

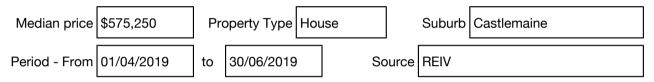
79 Farnsworth Street, Castlemaine Vic 3450

#### Indicative selling price

For the meaning of this		

Single price \$439,000

#### Median sale price



#### 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	5 Gainsborough St CASTLEMAINE 3450	\$445,000	21/11/2018
2	1 Baker St CASTLEMAINE 3450	\$435,000	22/01/2019
3	38 North St CASTLEMAINE 3450	\$400,000	29/08/2018

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:

11/10/2019 14:00









**Property Type:** House Land Size: 810 sqm approx Agent Comments Indicative Selling Price \$439,000 Median House Price June quarter 2019: \$575,250

# **Comparable Properties**



 2
 1
 2

 Price: \$445,000

 Method: Private Sale

 Date: 21/11/2018

 Rooms: 4

 Property Type: House

 Land Size: 1029 sqm approx

1 Baker St CASTLEMAINE 3450 (REI/VG)

2

5 Gainsborough St CASTLEMAINE 3450

(REI/VG)

**-** 3



Price: \$435,000 Method: Private Sale Date: 22/01/2019 Property Type: House

Land Size: 950 sqm approx



38 North St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$400,000 Method: Private Sale Date: 29/08/2018 Property Type: House Land Size: 760 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments