

# 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 price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$439,000

### Median sale price

Median price

\$575,250

Property Type

House

Suburb

Castlemaine

Period - From

01/04/2019

to

30/06/2019

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	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



5 1 1

**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



**5 Gainsborough St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

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)**

**Agent Comments**

3 2 1

**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**

3 1 1

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