

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

77 Farnsworth Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$785,000

Median sale price

Median price

\$739,000

Property Type

House

Suburb

Castlemaine

Period - From

18/03/2023

to

17/03/2024

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	107a Farnsworth St CASTLEMAINE 3450	\$785,000	30/01/2024
3	92 Farnsworth St CASTLEMAINE 3450	\$715,000	07/07/2023

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:

18/03/2024 16:08



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Property Type: House (Res)

Land Size: 767 sqm approx

Agent Comments

Indicative Selling Price

\$785,000

Median House Price

18/03/2023 - 17/03/2024: \$739,000

Comparable Properties



98 Farnsworth St CASTLEMAINE 3450
(REI/VG)

Agent Comments

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Price: \$835,000

Method: Private Sale

Date: 24/03/2023

Property Type: House

Land Size: 705 sqm approx



107a Farnsworth St CASTLEMAINE 3450
(REI/VG)

Agent Comments

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Price: \$785,000

Method: Private Sale

Date: 30/01/2024

Property Type: House

Land Size: 664 sqm approx



92 Farnsworth St CASTLEMAINE 3450
(REI/VG)

Agent Comments

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Price: \$715,000

Method: Private Sale

Date: 07/07/2023

Property Type: House

Land Size: 640 sqm approx