### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale	е
---------------------------	---

Pleasant Street, Castlemaine Vic 3450
P

#### Indicative selling price

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

Single price \$820,000

#### Median sale price

Median price \$740,0	000 Pro	perty Type Ho	use	Suburb	Castlemaine
Period - From 19/02	/2024 to	18/02/2025	Source	Property	/ Data

## 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.

Ad	dress of comparable property	Price	Date of sale
1	51 Farnsworth St CASTLEMAINE 3450	\$810,000	31/01/2025
2	7-9 Doveton St CASTLEMAINE 3450	\$797,000	05/12/2024
3	83 Farnsworth St CASTLEMAINE 3450	\$810,000	13/11/2024

OR

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:	19/02/2025 12:54









**Indicative Selling Price** \$820,000 **Median House Price** 19/02/2024 - 18/02/2025: \$740,000

# Comparable Properties



51 Farnsworth St CASTLEMAINE 3450 (REI)

3





Price: \$810,000 Method: Private Sale Date: 31/01/2025 Property Type: House Land Size: 720 sqm approx **Agent Comments** 



7-9 Doveton St CASTLEMAINE 3450 (REI)

3







Price: \$797,000 Method: Private Sale Date: 05/12/2024 **Property Type:** House Land Size: 301 sqm approx **Agent Comments** 



83 Farnsworth St CASTLEMAINE 3450 (REI/VG)



**Agent Comments** 

Price: \$810,000 Method: Private Sale Date: 13/11/2024 **Property Type:** House Land Size: 593 sqm approx

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of

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.