

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 83 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 \$825,000

Median sale price

Median price \$743,750

Property Type House

Suburb Castlemaine

Period - From 21/10/2023

to 20/10/2024

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	77 Farnsworth St CASTLEMAINE 3450	\$750,000	09/04/2024
2	25a Farnsworth St CASTLEMAINE 3450	\$830,000	22/03/2024
3	91 Farnsworth St CASTLEMAINE 3450	\$840,500	15/08/2023

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:

21/10/2024 14:27



3 1 0

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$825,000
Median House Price
21/10/2023 - 20/10/2024: \$743,750

Comparable Properties



77 Farnsworth St CASTLEMAINE 3450
(REI/VG)

Agent Comments

2 1 3

Price: \$750,000
Method: Private Sale
Date: 09/04/2024
Property Type: House
Land Size: 768 sqm approx



25a Farnsworth St CASTLEMAINE 3450
(REI/VG)

Agent Comments

3 1 2

Price: \$830,000
Method: Private Sale
Date: 22/03/2024
Property Type: House
Land Size: 1290 sqm approx



91 Farnsworth St CASTLEMAINE 3450
(REI/VG)

Agent Comments

4 2 2

Price: \$840,500
Method: Private Sale
Date: 15/08/2023
Property Type: House
Land Size: 538 sqm approx