

# 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 51 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](http://consumer.vic.gov.au/underquoting)

Single price \$829,000

### Median sale price

Median price \$747,500

Property Type House

Suburb Castlemaine

Period - From 01/10/2023

to 30/09/2024

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	51 Bowden St CASTLEMAINE 3450	\$800,000	04/06/2024
2	107a Farnsworth St CASTLEMAINE 3450	\$785,000	30/01/2024
3	54 Elizabeth St CASTLEMAINE 3450	\$815,000	17/10/2023

**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:

16/10/2024 10:02



3 1 2

**Property Type:** House  
**Land Size:** 720 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$829,000

**Median House Price**  
Year ending September 2024: \$747,500

## Comparable Properties



**51 Bowden St CASTLEMAINE 3450 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 04/06/2024  
**Property Type:** House  
**Land Size:** 753 sqm approx



**107a Farnsworth St CASTLEMAINE 3450 (REI/VG)** **Agent Comments**

3 1 3

**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 30/01/2024  
**Property Type:** House  
**Land Size:** 664 sqm approx



**54 Elizabeth St CASTLEMAINE 3450 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 17/10/2023  
**Property Type:** House  
**Land Size:** 597 sqm approx

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