

### Statement of Information

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# 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 andpostcode

72 Farnsworth Street, Castlemaine Vic 3450

#### Indicative selling price

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

Range between	\$490,000	&	\$510,000

#### Median sale price

Median price	\$496,500	Hou	ise X	Unit		Suburb or locality	Castlemaine
Period - From	01/10/2017	to	30/09/2018		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/78 Kennedy St CASTLEMAINE 3450	\$514,640	21/03/2018
2	4/78 Kennedy St CASTLEMAINE 3450	\$497,500	02/03/2018
3	85 Gingell St CASTLEMAINE 3450	\$455,000	14/02/2018

#### OR

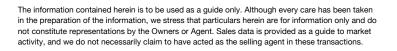
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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## 72 Farnsworth Street, Castlemaine Vic 3450







Rooms: 3 Property Type: House (Previously Occupied - Detached) Land Size: 342 sqm approx Agent Comments Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

Indicative Selling Price \$490,000 - \$510,000 Median House Price Year ending September 2018: \$496,500

# **Comparable Properties**

1/78 Kennedy St CASTLEMAINE 3450 (REI) 2 1 1 1 1 Price: \$514,640 Method: Private Sale Date: 21/03/2018 Rooms: 3 Property Type: Townhouse (Single) Land Size: 125 sqm approx	Agent Comments
4/78 Kennedy St CASTLEMAINE 3450 (REI) 2 1 1 1 1 Price: \$497,500 Method: Private Sale Date: 02/03/2018 Rooms: 3 Property Type: Townhouse (Single) Land Size: 125 sqm approx	Agent Comments
85 Gingell St CASTLEMAINE 3450 (VG) 2    -    - Price: \$455,000 Method: Sale Date: 14/02/2018 Rooms: - Property Type: House (Res) Land Size: 317 sqm approx	Agent Comments

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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.