# 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

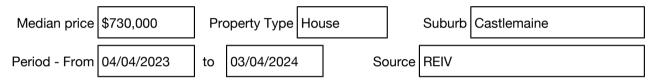
51 Farnsworth Street, Castlemaine Vic 3450

# Indicative selling price

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Single price \$865,000

#### Median sale price



# 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	112b Farnsworth St CASTLEMAINE 3450	\$885,000	01/06/2023
2	98 Farnsworth St CASTLEMAINE 3450	\$835,000	24/03/2023
3	25a Farnsworth St CASTLEMAINE 3450	\$830,000	22/03/2024

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:

19/04/2024









**Property Type:** House **Land Size:** 720 sqm approx Agent Comments Indicative Selling Price \$865,000 Median House Price 04/04/2023 - 03/04/2024: \$730,000

# **Comparable Properties**

112b Farnsworth St CASTLEMAINE 3450 (REI/VG)   Image: 1   Image: 1	Agent Comments
98 Farnsworth St CASTLEMAINE 3450 (REI/VG) Fine: \$835,000 Method: Private Sale Date: 24/03/2023 Property Type: House Land Size: 705 sqm approx	Agent Comments
25a Farnsworth St CASTLEMAINE 3450 (REI) → 3 → 1 → 2 Price: \$830,000 Method: Private Sale Date: 22/03/2024 Property Type: House Land Size: 1290 sqm approx	Agent Comments

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

propertydata



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