

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

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

Single price

\$865,000

Median sale price

Median price

\$730,000

Property Type

House

Suburb

Castlemaine

Period - From

04/04/2023

to

03/04/2024

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	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



 3  1  2

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)

Agent Comments

 3  2  1

Price: \$885,000
Method: Private Sale
Date: 01/06/2023
Property Type: House
Land Size: 810 sqm approx



98 Farnsworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 5  3  4

Price: \$835,000
Method: Private Sale
Date: 24/03/2023
Property Type: House
Land Size: 705 sqm approx



25a Farnsworth St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  2

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