

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

112B Farnsworth Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$885,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Castlemaine

Period - From

15/05/2022

to

14/05/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	24 Ray St CASTLEMAINE 3450	\$885,000	23/12/2022
2	12 Douglas Cr CASTLEMAINE 3450	\$830,000	29/03/2023
3	1 Goldsmith Cr CASTLEMAINE 3450	\$825,000	11/02/2023

OR

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

This Statement of Information was prepared on:

15/05/2023 16:06



3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$885,000

Median House Price

15/05/2022 - 14/05/2023: \$750,000

Comparable Properties



24 Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$885,000

Method: Private Sale

Date: 23/12/2022

Property Type: House

Land Size: 560 sqm approx



12 Douglas Cr CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$830,000

Method: Private Sale

Date: 29/03/2023

Property Type: House

Land Size: 658 sqm approx



1 Goldsmith Cr CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 -

Price: \$825,000

Method: Private Sale

Date: 11/02/2023

Property Type: House

Land Size: 560 sqm approx