## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

5a Farnsworth Street, Castlemaine Vic 3450
58

#### Indicative selling price

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

Single price \$945,000

### Median sale price

Median price	\$725,000	Pro	perty Type	House		Suburb	Castlemaine
Period - From	07/04/2024	to	06/04/2025		Source	Property	/ Data

### 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

Add	dress of comparable property	Price	Date of sale
1	53 Gingell St CASTLEMAINE 3450	\$875,000	14/02/2025
2	92 Lyttleton St CASTLEMAINE 3450	\$875,000	13/02/2025
3	322 Barker St CASTLEMAINE 3450	\$865,000	21/11/2024

#### OR

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

This Statement of Information was prepared on:	07/04/2025 16:36













Property Type: House Land Size: 1290 sqm approx

**Agent Comments** 

Indicative Selling Price \$945,000 Median House Price

07/04/2024 - 06/04/2025: \$725,000

# Comparable Properties



53 Gingell St CASTLEMAINE 3450 (REI)

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Agent Comments

Price: \$875,000 Method: Private Sale Date: 14/02/2025 Property Type: House Land Size: 783 sqm approx



92 Lyttleton St CASTLEMAINE 3450 (REI)

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Agent Comments

Price: \$875,000 Method: Private Sale Date: 13/02/2025 Property Type: House



322 Barker St CASTLEMAINE 3450 (REI/VG)

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Price: \$865,000 Method: Private Sale Date: 21/11/2024 Property Type: House Land Size: 704 sqm approx Agent Comments

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





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