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

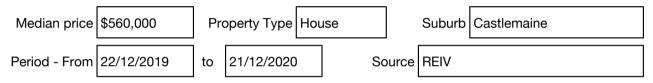
41 Farnsworth Street, Castlemaine Vic 3450

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
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Single price \$935,000

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property		Price	Date of sale
1	73c Gingell St CASTLEMAINE 3450	\$965,000	25/11/2020
2	3 Bowden St CASTLEMAINE 3450	\$890,000	20/07/2020
3			

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.

This Statement of Information was prepared on:

22/12/2020 11:47









Property Type: Misc Improvements Residential (no dwelling) Land Size: 1824 sqm approx Agent Comments

Indicative Selling Price \$935,000 **Median House Price** 22/12/2019 - 21/12/2020: \$560,000

Comparable Properties

73c Gingell St CASTLEMAINE 3450 (REI) 5 3 3 Price: \$965,000 Method: Private Sale Date: 25/11/2020 Property Type: House (Res) Land Size: 793 sqm approx	Agent Comments
3 Bowden St CASTLEMAINE 3450 (REI/VG) 3 2 1 Price: \$890,000 Method: Private Sale Date: 20/07/2020 Property Type: House Land Size: 1280 sqm approx	Agent Comments

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.

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

propertydata



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.