

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	72 Farnsworth Street, Castlemaine Vic 3450
---	--

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality

Period - From to Source

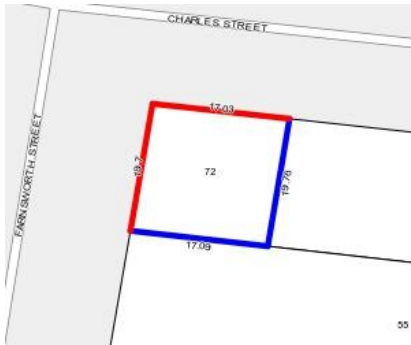
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	1/78 Kennedy St CASTLEMAINE 3450	\$514,640	21/03/2018
2	4/78 Kennedy St CASTLEMAINE 3450	\$497,500	02/03/2018
3	85 Gingell St CASTLEMAINE 3450	\$455,000	14/02/2018

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.



Rooms: 3

Property Type: House (Previously Occupied - Detached)

Land Size: 342 sqm approx

Agent Comments

Comparable Properties



1/78 Kennedy St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$514,640

Method: Private Sale

Date: 21/03/2018

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 125 sqm approx



4/78 Kennedy St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$497,500

Method: Private Sale

Date: 02/03/2018

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 125 sqm approx



85 Gingell St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$455,000

Method: Sale

Date: 14/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 317 sqm approx