

# 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 41 Farnsworth Street, Castlemaine Vic 3450  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$935,000

### Median sale price

Median price \$560,000

Property Type House

Suburb Castlemaine

Period - From 22/12/2019

to 21/12/2020

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 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	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



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**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)**

Agent Comments

5   3   3

**Price:** \$965,000  
**Method:** Private Sale  
**Date:** 25/11/2020  
**Property Type:** House (Res)  
**Land Size:** 793 sqm approx



**3 Bowden St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 20/07/2020  
**Property Type:** House  
**Land Size:** 1280 sqm approx

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.