

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

1/20 Farran Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$675,000

Median sale price

Median price \$750,000

Property Type House

Suburb Castlemaine

Period - From 20/10/2022

to 19/10/2023

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 18 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	9 Cherry Av CAMPBELLS CREEK 3451	\$695,000	21/07/2022
2	7 Masterson CI CASTLEMAINE 3450	\$685,000	08/07/2023
3	48a Ray St CASTLEMAINE 3450	\$655,000	21/06/2023

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 18 months.~~

This Statement of Information was prepared on:

20/10/2023 11:26



Property Type:
Agent Comments

Indicative Selling Price
\$675,000

Median House Price
20/10/2022 - 19/10/2023: \$750,000

Comparable Properties



9 Cherry Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 21/07/2022
Property Type: House
Land Size: 707 sqm approx



7 Masterson Ct CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 08/07/2023
Property Type: House
Land Size: 507 sqm approx



48a Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 21/06/2023
Property Type: House
Land Size: 580 sqm approx

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