

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 25a Farnsworth Street, Castlemaine Vic 3450

### Indicative selling price

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

Single price \$849,000

### Median sale price

Median price \$740,000

Property Type House

Suburb Castlemaine

Period - From 01/01/2023

to 31/12/2023

Source REIV

### 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	Price	Date of sale
1	3 Bowden St CASTLEMAINE 3450	\$945,000	02/11/2023
2	37 Bowden St CASTLEMAINE 3450	\$935,000	12/12/2023
3	35 Bowden St CASTLEMAINE 3450	\$835,000	21/09/2023

**OR**

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

This Statement of Information was prepared on:

28/02/2024 11:57



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$849,000  
**Median House Price**  
Year ending December 2023: \$740,000

## Comparable Properties



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

Agent Comments



**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 02/11/2023  
**Property Type:** House  
**Land Size:** 1282 sqm approx



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

Agent Comments



**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 12/12/2023  
**Property Type:** House  
**Land Size:** 783 sqm approx



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

Agent Comments



**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 21/09/2023  
**Property Type:** House  
**Land Size:** 707 sqm approx

**Account - Castlemaine Property Group** | P: 03 5470 6277 | F: 03 5470 6377