

# 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

77 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 \$785,000

### Median sale price

Median price \$739,000

Property Type House

Suburb Castlemaine

Period - From 18/03/2023

to 17/03/2024

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	98 Farnsworth St CASTLEMAINE 3450	\$835,000	24/03/2023
2	107a Farnsworth St CASTLEMAINE 3450	\$785,000	30/01/2024
3	92 Farnsworth St CASTLEMAINE 3450	\$715,000	07/07/2023

**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:

18/03/2024 16:08



2   -  

**Property Type:** House (Res)  
**Land Size:** 767 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$755,000

**Median House Price**  
18/03/2023 - 17/03/2024: \$739,000

## Comparable Properties



**98 Farnsworth St CASTLEMAINE 3450**  
(REI/VG)

Agent Comments

5   3   4

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 24/03/2023  
**Property Type:** House  
**Land Size:** 705 sqm approx



**107a Farnsworth St CASTLEMAINE 3450**  
(REI/VG)

Agent Comments

3   1   3

**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 30/01/2024  
**Property Type:** House  
**Land Size:** 664 sqm approx



**92 Farnsworth St CASTLEMAINE 3450**  
(REI/VG)

Agent Comments

3   1   2

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 07/07/2023  
**Property Type:** House  
**Land Size:** 640 sqm approx