

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

lot 1/120 Farnsworth Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$345,000

Median sale price

Median price \$385,000

Property Type Vacant land

Suburb Castlemaine

Period - From 06/09/2022

to 05/09/2023

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	6 Pardalote PI CASTLEMAINE 3450	\$360,000	06/12/2022
2	7-9 Blakeley Rd CASTLEMAINE 3450	\$345,000	02/08/2022
3	8 Langdon St CASTLEMAINE 3450	\$340,000	28/03/2023

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:

06/09/2023 15:09



Property Type: Residential Land

Land Size: 400 sqm approx

Agent Comments



Comparable Properties



6 Pardalote PI CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 06/12/2022

Property Type: Land

Land Size: 614 sqm approx



7-9 Blakeley Rd CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 02/08/2022

Property Type: Land

Land Size: 656 sqm approx



8 Langdon St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 28/03/2023

Property Type: Land

Land Size: 656 sqm approx