

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

12/322 Clayton Street, Canadian Vic 3350

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$335,000

House

X

Unit

Suburb

Canadian

Period - From

01/10/2017

to

31/12/2017

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	34a Corbett St BALLARAT EAST 3350	\$415,000	04/10/2017
2	20 Otway St.S BALLARAT EAST 3350	\$390,000	17/11/2017
3	2/723 Bond St MOUNT PLEASANT 3350	\$385,000	19/12/2017

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.



3 2 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median House Price

December quarter 2017: \$335,000

Comparable Properties



34a Corbett St BALLARAT EAST 3350 (REI/VG) Agent Comments

3 2 1

Price: \$415,000

Method: Private Sale

Date: 04/10/2017

Rooms: -

Property Type: Townhouse (Single)

Land Size: 257 sqm approx



20 Otway St.S BALLARAT EAST 3350 (REI)

Agent Comments

3 2 1

Price: \$390,000

Method: Private Sale

Date: 17/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 398 sqm approx



2/723 Bond St MOUNT PLEASANT 3350 (VG)

Agent Comments

- - -

Price: \$385,000

Method: Sale

Date: 19/12/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)