

# 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

38 Kirby Avenue, Canadian Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$275,000 & \$295,000

### Median sale price

Median price

\$172,900

Property type

Land

Suburb

Canadian

Period - From

01/04/2020

to

31/03/2021

Source

CoreLogic

### Comparable property sales

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

|                                               |           |            |
|-----------------------------------------------|-----------|------------|
| 109 Hickman Street, Ballarat Central Vic 3350 | \$310,000 | 21/11/2020 |
| 16 Otway Street South, Ballarat East Vic 3350 | \$255,000 | 09/12/2020 |
| 78 Tait Street, Bonshaw Vic 3352              | \$250,000 | 16/02/2021 |

This Statement of Information was prepared on: 14/04/2021