

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

44 Kirby Avenue, Canadian Vic 3350

Indicative selling price

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

Range between \$645,000 & \$655,000

Median sale price

Median price \$505,000 Property Type House Suburb Canadian

Period - From 01/10/2023 to 30/09/2024 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	37 Kirby Av CANADIAN 3350	\$680,000	13/02/2024
2	20 Tulloch Rise CANADIAN 3350	\$655,000	17/11/2023
3	30a Horwood Dr MOUNT CLEAR 3350	\$640,000	26/09/2023

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:

03/12/2024 10:06

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Indicative Selling Price

\$645,000 - \$655,000

Median House Price

Year ending September 2024: \$505,000



4 2 2

Property Type: House

Land Size: 647 sqm approx

Agent Comments

Comparable Properties



37 Kirby Av CANADIAN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$680,000

Method: Private Sale

Date: 13/02/2024

Property Type: House

Land Size: 781 sqm approx



20 Tulloch Rise CANADIAN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$655,000

Method: Private Sale

Date: 17/11/2023

Property Type: House (Res)

Land Size: 645 sqm approx



30a Horwood Dr MOUNT CLEAR 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$640,000

Method: Private Sale

Date: 26/09/2023

Property Type: House

Land Size: 544 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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