

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

6/11 Spencer Street, Canadian Vic 3350

Indicative selling price

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

Range between \$375,000 & \$395,000

Median sale price

Median price \$370,000 Property Type Unit Suburb Canadian

Period - From 01/04/2023 to 31/03/2024 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	5/5 Kenny St BALLARAT EAST 3350	\$395,000	22/05/2024
2	2a Alexandra St SEBASTOPOL 3356	\$385,000	25/08/2023
3	2/250 Albert St SEBASTOPOL 3356	\$380,000	13/05/2024

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:

02/06/2024 15:50



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$375,000 - \$395,000
Median Unit Price
Year ending March 2024: \$370,000

Comparable Properties



5/5 Kenny St BALLARAT EAST 3350 (REI) Agent Comments

3 2 2

Price: \$395,000
Method: Private Sale
Date: 22/05/2024
Property Type: Unit
Land Size: 216 sqm approx



2a Alexandra St SEBASTOPOL 3356 (REI/VG) Agent Comments

3 2 1

Price: \$385,000
Method: Private Sale
Date: 25/08/2023
Property Type: Townhouse (Single)
Land Size: 226 sqm approx



2/250 Albert St SEBASTOPOL 3356 (REI) Agent Comments

3 2 1

Price: \$380,000
Method: Private Sale
Date: 13/05/2024
Property Type: Unit
Land Size: 262 sqm approx