

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

3/18 Gale Street, Canadian

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

or range between

\$240,000

&

\$260,000

### Median sale price

Median price

\$244,500

\*House

\*Unit

x

Suburb  
or locality

Canadian

Period - From

Sep 2016

to

Aug 2017

Source

Core Logic

### 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
1/707 A Wilson Street, Ballarat East	\$272,000	20/10/16
3/11 Cecile Court, Ballarat East	\$243,000	15/07/16
3/8 Lane Street, Brown Hill	\$245,000	21/10/16