

Carmel Cricelli 03 5332 7477 0400 966 738 carmel@blueribbonballarat.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Period - From 01/07/2017

A Including sub locality andpo	ourb or	19 Gale Street, Canadian Vic 3350						
Indicative selli	ng price							
For the meaning	of this price see	consum	ner.vic.gov.	au/underquoting				
Range betweer	\$249,000		&	\$259,000				
Median sale price								
Median price	\$345,000	House	X	Unit	Suburb or locality	Canadian		

Comparable property sales (*Delete A or B below as applicable)

to

30/09/2017

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Source REIV

Add	dress of comparable property	Price	Date of sale
1	12 Gladstone St MOUNT PLEASANT 3350	\$255,000	20/04/2017
2	403 Clayton St CANADIAN 3350	\$253,000	03/03/2017
3	603 Otway St.S CANADIAN 3350	\$250,000	14/07/2017

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 eighteen months.







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Indicative Selling Price \$249.000 - \$259.000 **Median House Price** September guarter 2017: \$345,000





Rooms:

Property Type: House Land Size: 670 sqm approx

Agent Comments

Comparable Properties



12 Gladstone St MOUNT PLEASANT 3350

(REI/VG)

1 3





Price: \$255,000 Method: Private Sale Date: 20/04/2017

Rooms: 4

Property Type: House Land Size: 733 sqm approx

403 Clayton St CANADIAN 3350 (REI/VG)





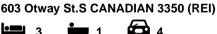
Agent Comments

Agent Comments

Price: \$253,000 Method: Private Sale Date: 03/03/2017 Rooms: 4

Property Type: House (Res) Land Size: 539 sqm approx





Agent Comments

Price: \$250,000 Method: Private Sale Date: 14/07/2017

Rooms: 4

Property Type: House (Res)

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