

## 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

19 Gale Street, Canadian Vic 3350

## Indicative selling price

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

Range between \$249,000

&amp;

\$259,000

## Median sale price

Median price \$345,000

House

X

Unit

Suburb or locality

Canadian

Period - From 01/07/2017

to

30/09/2017

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 eighteen 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	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.

Carmel Cricelli

03 5332 7477

0400 966 738

carmel@blueribbonballarat.com.au

**Indicative Selling Price**

\$249,000 - \$259,000

**Median House Price**

September quarter 2017: \$345,000



3 1 2

**Rooms:**

**Property Type:** House

**Land Size:** 670 sqm approx

**Agent Comments**

## Comparable Properties



**12 Gladstone St MOUNT PLEASANT 3350 (REI/VG)**

**Agent Comments**

3 1 4

**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**

3 1 2

**Price:** \$253,000

**Method:** Private Sale

**Date:** 03/03/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 539 sqm approx



**603 Otway St.S CANADIAN 3350 (REI)**

**Agent Comments**

3 1 4

**Price:** \$250,000

**Method:** Private Sale

**Date:** 14/07/2017

**Rooms:** 4

**Property Type:** House (Res)