

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

8 Cerberus Lane, Canadian Vic 3350

Indicative selling price

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

Range between \$450,000 & \$485,000

Median sale price

Median price \$507,500 Property Type House Suburb Canadian

Period - From 01/07/2023 to 30/06/2024 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	218 Finch St BALLARAT EAST 3350	\$480,000	20/06/2024
2	12 Rebellion PI BALLARAT EAST 3350	\$458,000	23/04/2024
3	8 Riverside PI BROWN HILL 3350	\$470,000	18/03/2024

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:

24/09/2024 10:32

8 Cerberus Lane, Canadian Vic 3350



Leigh Hutchinson
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Indicative Selling Price
\$450,000 - \$485,000
Median House Price
Year ending June 2024: \$507,500



Property Type: Land
Land Size: 444 sqm approx
Agent Comments

Comparable Properties



218 Finch St BALLARAT EAST 3350 (REI/VG) **Agent Comments**



Price: \$480,000
Method: Private Sale
Date: 20/06/2024
Property Type: House (Res)
Land Size: 338 sqm approx



12 Rebellion Pl BALLARAT EAST 3350 (REI/VG) **Agent Comments**



Price: \$458,000
Method: Private Sale
Date: 23/04/2024
Property Type: House (Res)



8 Riverside Pl BROWN HILL 3350 (REI/VG) **Agent Comments**



Price: \$470,000
Method: Private Sale
Date: 18/03/2024
Property Type: Townhouse (Single)

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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