

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10/8 Spencer Street, Canadian Vic 3350

Indicative selling price

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

Range between \$295,000 & \$305,000

Median sale price

Median price \$329,500 Property Type Unit Suburb Canadian

Period - From 24/02/2020 to 23/02/2021 Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/9 Barkly St BALLARAT EAST 3350	\$332,500	23/11/2020
2	5/8 Gale St CANADIAN 3350	\$275,000	11/12/2020
3	4/14 Stawell St BALLARAT EAST 3350	\$275,000	22/09/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/02/2021 21:15

10/8 Spencer Street, Canadian Vic 3350



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Indicative Selling Price

\$295,000 - \$305,000

Median Unit Price

24/02/2020 - 23/02/2021: \$329,500



Property Type:

Agent Comments

Comparable Properties



2/9 Barkly St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$332,500

Method: Private Sale

Date: 23/11/2020

Property Type: Townhouse (Res)



5/8 Gale St CANADIAN 3350 (VG)

Agent Comments



Price: \$275,000

Method: Sale

Date: 11/12/2020

Property Type: Flat/Unit/Apartment (Res)

4/14 Stawell St BALLARAT EAST 3350 (VG)

Agent Comments



Price: \$275,000

Method: Sale

Date: 22/09/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.