

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 and
postcode

4/131 Larter Street Canadian VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Canadian

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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

9 Latitude Court Ballarat East VIC 3350	\$435,000	31-Aug-21
1/314 Peel Street North Black Hill VIC 3350	\$417,000	15-Dec-21
3/422 York Street Ballarat East VIC 3350	\$410,000	24-Nov-21

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: 25 February 2022

McGrath

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9 Latitude Court Ballarat East VIC 3350

Sold Price

\$435,000

Sold Date

31-Aug-21

3

1

2

Distance

0.38km



1/314 Peel Street North Black Hill VIC 3350

Sold Price

\$417,000

Sold Date

15-Dec-21

2

1

1

Distance

1.93km



3/422 York Street Ballarat East VIC 3350

Sold Price

^{RS} **\$410,000**

Sold Date

24-Nov-21

2

1

1

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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