

# 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

4/131 Larter Street, Canadian Vic 3350

### Indicative selling price

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

Single price

\$465,000

### Median sale price

Median price

\$573,000

Property Type

House

Suburb

Canadian

Period - From

01/01/2022

to

31/12/2022

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	7/102 Fussell St BALLARAT EAST 3350	\$475,000	02/09/2022
2	7/240 Lal Lal St CANADIAN 3350	\$469,000	29/07/2022
3	3/406 Bradshaw St GOLDEN POINT 3350	\$460,000	08/06/2022

**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:

30/03/2023 16:38



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**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$465,000

**Median House Price**  
Year ending December 2022: \$573,000

## Comparable Properties

7/102 Fussell St BALLARAT EAST 3350 (VG)

Agent Comments

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**Price:** \$475,000  
**Method:** Sale  
**Date:** 02/09/2022  
**Property Type:** Factory  
**Land Size:** 288 sqm approx



7/240 Lal Lal St CANADIAN 3350 (REI/VG)

Agent Comments

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**Price:** \$469,000  
**Method:** Private Sale  
**Date:** 29/07/2022  
**Property Type:** House



3/406 Bradshaw St GOLDEN POINT 3350  
(REI/VG)

Agent Comments

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**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 08/06/2022  
**Property Type:** Unit