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	4/131 Larter Street, Canadian Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$465,000

Median sale price

Median price	\$573,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	7/102 Fussell St BALLARAT EAST 3350	\$475,000	02/09/2022
2	7/240 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 comparableproperties 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













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

Price: \$475,000 Method: Sale Date: 02/09/2022 **Property Type:** Factory

Land Size: 288 sqm approx

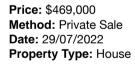
7/240 Lal Lal St CANADIAN 3350 (REI/VG)







Agent Comments





(REI/VG)





Agent Comments

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

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



