

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

426 Wilson Street, Canadian Vic 3350

Indicative selling price

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

Range between \$520,000 & \$540,000

Median sale price

Median price \$551,250 Property Type House Suburb Canadian

Period - From 01/10/2021 to 31/12/2021 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	5 Nelmore Ct BALLARAT EAST 3350	\$570,000	13/10/2021
2	26 Connellan St BALLARAT EAST 3350	\$526,000	30/09/2021
3	2 Colette Ct CANADIAN 3350	\$500,000	06/10/2021

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:

22/02/2022 15:50



Property Type:

Divorce/Estate/Family Transfers

Land Size: 433 sqm approx

Agent Comments

Comparable Properties



5 Nelmore Ct BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$570,000

Method: Private Sale

Date: 13/10/2021

Property Type: House (Res)

Land Size: 514 sqm approx



26 Connellan St BALLARAT EAST 3350 (VG) Agent Comments



Price: \$526,000

Method: Sale

Date: 30/09/2021

Property Type: House (Res)

Land Size: 408 sqm approx



2 Colette Ct CANADIAN 3350 (VG) Agent Comments



Price: \$500,000

Method: Sale

Date: 06/10/2021

Property Type: House (Res)

Land Size: 326 sqm approx