

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

Lot 6 Cowley Court, Canadian Vic 3350

Indicative selling price

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

Single price \$125,000

Median sale price

Median price \$319,000 House ☒ Unit ☐ Suburb or locality Canadian

Period - From 01/10/2016 to 30/09/2017 Source REIV

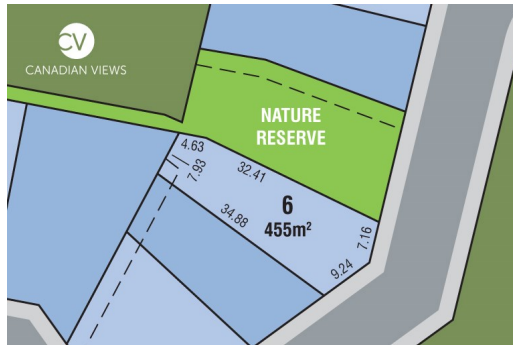
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 Appleford Ct BROWN HILL 3350	\$139,000	18/07/2016
2	7 Sawmill CI BROWN HILL 3350	\$127,500	21/03/2017
3	4 Penfold CI CANADIAN 3350	\$123,000	07/06/2017

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 eighteen months.



Rooms:

Property Type:

Agent Comments

Offering a range of allotment sizes, positioned opposite Canadian Lead Primary School in a highly sought after location. With lots priced from \$99,000, this is your ideal opportunity to purchase exceptional value land on the Melbourne side of Ballarat. As this estate has only a small number of lots on offer, be quick to select your ideal homesite.

Comparable Properties

2 Appleford Ct BROWN HILL 3350 (VG)

Agent Comments



Price: \$139,000

Method: Sale

Date: 18/07/2016

Rooms: -

Property Type: Land

Land Size: 543 sqm approx

7 Sawmill Ct BROWN HILL 3350 (VG)

Agent Comments



Price: \$127,500

Method: Sale

Date: 21/03/2017

Rooms: -

Property Type: Land

Land Size: 580 sqm approx

4 Penfold Ct CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$123,000

Method: Private Sale

Date: 07/06/2017

Rooms: -

Property Type: Land

Land Size: 705 sqm approx