

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

5/452 Fussell Street, Canadian Vic 3350

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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 Cityscape Ct BROWN HILL 3350 | \$430,000 | 15/07/2023 |
| 2 | Doodts Rd NERRINA 3350 | \$420,000 | 27/09/2023 |
| 3 | 25 Nelson St BALLARAT EAST 3350 | \$420,000 | 01/09/2023 |

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:

15/07/2024 15:03

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Land
Land Size: 2045 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
No median price available

Comparable Properties

7 Cityscape Ct BROWN HILL 3350 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 15/07/2023
Property Type: Land
Land Size: 1065 sqm approx

Doodts Rd NERRINA 3350 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 27/09/2023
Property Type: Land
Land Size: 1131 sqm approx



25 Nelson St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 01/09/2023
Property Type: Land
Land Size: 984 sqm approx

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