









Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 838 sqm approx

Agent Comments

Indicative Selling Price \$390.000 - \$420.000 **Median House Price**

Year ending March 2017: \$342,500

Comparable Properties



216 Wilson St CANADIAN 3350 (REI/VG)

-5







Price: \$415,000 Method: Private Sale Date: 06/09/2016

Rooms: 6

Property Type: House Land Size: 934 sqm approx **Agent Comments**



8 Kirwan CI MOUNT CLEAR 3350 (REI/VG)







Price: \$392,500 Method: Private Sale Date: 08/03/2017

Rooms: 5

Property Type: House Land Size: 660 sqm approx **Agent Comments**



5 Pennyweight PI CANADIAN 3350 (REI/VG)







Price: \$382,000 Method: Private Sale Date: 23/11/2016

Rooms: 5

Property Type: House Land Size: 725 sqm approx **Agent Comments**

Account - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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	3 Pennyweight Place, Canadian Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$390,000 & \$420,000	Range between	\$390,000	&	\$420,000
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Median sale price

Median price	\$342,500	Н	ouse	Х	Suburb or lo	cality	Canadian
Period - From	01/04/2016	to	31/03	3/2017	Source	REI	1

Comparable property sales

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
216 Wilson St CANADIAN 3350	\$415,000	06/09/2016
8 Kirwan Cl MOUNT CLEAR 3350	\$392,500	08/03/2017
5 Pennyweight PI CANADIAN 3350	\$382,000	23/11/2016



