

sean@ballaratpropertygroup.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	2/317 York St, Canadian Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$275,000

Median sale price

Median price	\$268,444	Hou	se	Unit	Х	Suburb or locality	Canadian
Period - From	01/01/2017	to	31/12/2017		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 2/519 Bond St GOLDEN POINT 3350 \$279,000 19/01/2018 2 7/719 Geelong Rd CANADIAN 3350 \$276,000 20/04/2017

OR

3

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.

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4/309 Joseph St CANADIAN 3350





\$269,000

05/12/2017

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Indicative Selling Price \$275,000 **Median Unit Price**

Year ending December 2017: \$268,444



Rooms: **Property Type: Agent Comments**

Comparable Properties



2/519 Bond St GOLDEN POINT 3350 (REI)

Price: \$279,000 Method: Private Sale Date: 19/01/2018

Rooms: 7

Property Type: Townhouse (Single)

Agent Comments



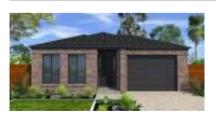
7/719 Geelong Rd CANADIAN 3350 (REI/VG)

Price: \$276,000 Method: Private Sale Date: 20/04/2017

Rooms: 4

Property Type: House (Res)

Agent Comments



4/309 Joseph St CANADIAN 3350 (REI)

Price: \$269.000 Method: Private Sale Date: 05/12/2017 Rooms: -

Property Type: Flat

Agent Comments

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