

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

403 Richards Street, Canadian Vic 3350

Indicative selling price

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

Range between \$215,000 & \$225,000

Median sale price

Median price \$378,200 Property Type House Suburb Canadian

Period - From 01/10/2018 to 30/09/2019 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	431 Richards St CANADIAN 3350	\$240,000	14/05/2018
2	2/810 Humffray St.S MOUNT PLEASANT 3350	\$225,000	09/09/2019
3	403 Ascot St.S BALLARAT CENTRAL 3350	\$220,000	12/09/2019

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:

01/10/2019 20:20



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Property Type: House
Land Size: 384 sqm approx
Agent Comments

Indicative Selling Price
\$215,000 - \$225,000
Median House Price
01/10/2018 - 30/09/2019: \$378,200

Comparable Properties



431 Richards St CANADIAN 3350 (VG)

Agent Comments

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Price: \$240,000
Method: Sale
Date: 14/05/2018
Property Type: House (Res)
Land Size: 669 sqm approx

2/810 Humffray St.S MOUNT PLEASANT 3350 (REI)

Agent Comments

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Price: \$225,000
Method: Private Sale
Date: 09/09/2019
Rooms: 4
Property Type: Unit



403 Ascot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

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Price: \$220,000
Method: Private Sale
Date: 12/09/2019
Property Type: House (Res)