

WE DELIVER RESULTS

STATEMENT OF INFORMATION

3 RYDER COURT, CANADIAN, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 RYDER COURT, CANADIAN, VIC 3350

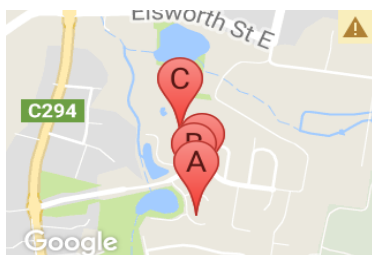
 4  2  2

Indicative Selling Price

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

Price Range: \$589,000 to \$639,000

MEDIAN SALE PRICE



CANADIAN, VIC, 3350

Suburb Median Sale Price (House)

\$328,500

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



7 PROVINCIAL WAY, CANADIAN, VIC 3350

 3  2  2

Sale Price

\$715,000

Sale Date: 13/04/2017

Distance from Property: 98m



4 PROVINCIAL WAY, CANADIAN, VIC 3350

 4  2  4

Sale Price

\$617,000

Sale Date: 28/08/2016

Distance from Property: 43m



13 BELMAR CRES, CANADIAN, VIC 3350

 4  2  4

Sale Price

\$620,000

Sale Date: 26/10/2017

Distance from Property: 211m



This report has been compiled on 15/12/2017 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 RYDER COURT, CANADIAN, VIC 3350

Indicative selling price

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

Price Range:

\$589,000 to \$639,000

Median sale price

Median price

\$328,500

House

X

Unit

Suburb

CANADIAN

Period

01 October 2016 to 30 September 2017

Source



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
7 PROVINCIAL WAY, CANADIAN, VIC 3350	\$715,000	13/04/2017
4 PROVINCIAL WAY, CANADIAN, VIC 3350	\$617,000	28/08/2016
13 BELMAR CRES, CANADIAN, VIC 3350	\$620,000	26/10/2017