

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 and
postcode

Lot 22 Estley Court, Canadian VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$187,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$180,000

Property type

Land

Suburb

Canadian

Period-from

01 Aug 2019

to

31 Jul 2020

Source

Corelogic

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

7 Cassinia Court Canadian VIC 3350	\$189,900	19-Jun-20
84 Gracefield Road Brown Hill VIC 3350	\$185,000	15-Oct-19
2A Hillside Drive Ballarat North VIC 3350	\$185,000	01-Jun-20

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: 13 August 2020



7 Cassinia Court Canadian VIC 3350 Sold Price

\$189,900 Sold Date 19-Jun-20

4 2 2

Distance 0.1km



84 Gracefield Road Brown Hill VIC 3350 Sold Price

\$185,000 Sold Date 15-Oct-19

- - -

Distance 4.33km



2A Hillside Drive Ballarat North VIC 3350 Sold Price

^{RS} \$185,000 Sold Date 01-Jun-20

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Distance 4.78km

RS = Recent sale

UN = Undisclosed Sale

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