

Sean Toohey 03 5330 0500 0400 506 881 sean@ballaratpropertygroup.com.au

Date of sale

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#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	510 Rodier Street, Canadian Vic 3350
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

,000

#### Median sale price

Median price	\$334,000	Hou	ise X	Unit		Suburb or locality	Canadian
Period - From	01/04/2017	to	30/06/2017		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

1	9 Blandford St CANADIAN 3350	\$350,000	02/06/2016
2	16a George St BALLARAT EAST 3350	\$348,000	27/05/2016
3	6 Canadian Cr CANADIAN 3350	\$345,000	28/10/2016

#### 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 eighteen months.

**Account** - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





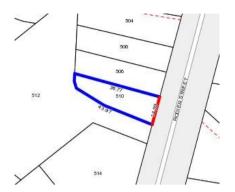
Price



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> **Indicative Selling Price** \$340,000 **Median House Price**

June quarter 2017: \$334,000



## Property Type: Land Land Size: 408 sqm approx

**Agent Comments** 

### Comparable Properties



9 Blandford St CANADIAN 3350 (REI/VG)

Price: \$350,000 Method: Private Sale Date: 02/06/2016 Rooms: 6

Property Type: House (Res) Land Size: 448 sqm approx



16a George St BALLARAT EAST 3350 (REI/VG) Agent Comments





Price: \$348.000 Method: Private Sale Date: 27/05/2016 Rooms: 4

Property Type: Townhouse (Res) Land Size: 312 sqm approx



6 Canadian Cr CANADIAN 3350 (REI/VG)

**---** 3



Price: \$345,000 Method: Private Sale Date: 28/10/2016 Rooms: -

Property Type: House Land Size: 441 sqm approx

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**Agent Comments** 

**Agent Comments**