

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

510 Rodier Street, Canadian Vic 3350

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$334,000

House

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	Price	Date of sale
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.~~



Rooms:

Property Type: Land

Land Size: 408 sqm approx

Agent Comments

Comparable Properties



9 Blandford St CANADIAN 3350 (REI/VG)

Agent Comments



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)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 28/10/2016

Rooms: -

Property Type: House

Land Size: 441 sqm approx