

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

1 Clayton Park Drive, Canadian Vic 3350

Indicative selling price

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

Range between

\$475,000

&

\$495,000

Median sale price

Median price

\$507,500

Property Type

House

Suburb

Canadian

Period - From

01/07/2023

to

30/06/2024

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	39 Belmar Cr CANADIAN 3350	\$505,000	04/05/2024
2	Unit 1/503 Clayton St CANADIAN 3350	\$450,000	26/04/2024
3	21 Tulloch Rise CANADIAN 3350	\$500,000	06/04/2024

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:

09/09/2024 11:23

1 Clayton Park Drive, Canadian Vic 3350

BALLARAT

PROPERTY AGENTS

Darion Coghill

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Indicative Selling Price

\$475,000 - \$495,000

Median House Price

Year ending June 2024: \$507,500



3 1 2

Rooms: 5

Property Type: House (Res)

Land Size: 510 sqm approx

Agent Comments

Comparable Properties



39 Belmar Cr CANADIAN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$505,000

Method: Private Sale

Date: 04/05/2024

Property Type: House

Land Size: 511 sqm approx



Unit 1/503 Clayton St CANADIAN 3350 (REI)

Agent Comments

3 1 2

Price: \$450,000

Method: Private Sale

Date: 26/04/2024

Property Type: Unit

Land Size: 505 sqm approx



21 Tulloch Rise CANADIAN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$500,000

Method: Private Sale

Date: 06/04/2024

Property Type: House

Land Size: 629 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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