

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 206 Clayton Street, Canadian Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$575,000 & \$585,000

Median sale price

Median price \$600,000 Property Type House Suburb Canadian

Period - From 01/10/2023 to 31/12/2023 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	417 Eureka St EUREKA 3350	\$555,000	21/11/2023
2	316 York St BALLARAT EAST 3350	\$650,000	27/06/2023
3	121 Eureka St BALLARAT EAST 3350	\$555,000	21/11/2023

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:

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Lisa Horvat

03 5324 2408

0400 533 667

lisa@ballaratpropertyagents.com.au

Indicative Selling Price

\$575,000 - \$585,000

Median House Price

December quarter 2023: \$600,000



 3  - 

Property Type: House (Res)

Land Size: 605 sqm approx

Agent Comments

Comparable Properties

417 Eureka St EUREKA 3350 (REI)

Agent Comments

 3  1  2

Price: \$555,000

Method:

Date: 21/11/2023

Property Type: House

316 York St BALLARAT EAST 3350 (REI)

Agent Comments

 4  2  6

Price: \$650,000

Method:

Date: 27/06/2023

Property Type: House



121 Eureka St BALLARAT EAST 3350 (REI/VG) Agent Comments

 3  1  2

Price: \$555,000

Method: Private Sale

Date: 21/11/2023

Property Type: House

Land Size: 398 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408