

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

509 RODIER STREET 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

Range
Between

\$460,000

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Canadian

Period-from

01 Feb 2024

to

31 Jan 2025

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

2 NATHANAEL PLACE BALLARAT EAST VIC 3350	\$514,000	21-Aug-24
6 FOSSICKERS GROVE BALLARAT EAST VIC 3350	\$505,000	12-Oct-23
238 RICHARDS STREET BALLARAT EAST VIC 3350	\$500,000	16-Aug-23

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: 27th February 2025



**2 NATHANAEL PLACE BALLARAT
EAST VIC 3350**

Sold Price

\$514,000

Sold Date

21-Aug-24

 3  2  2

Distance

0.81km



**6 FOSSICKERS GROVE BALLARAT
EAST VIC 3350**

Sold Price

\$505,000

Sold Date

12-Oct-23

 3  2  2

Distance

1.06km



**238 RICHARDS STREET BALLARAT
EAST VIC 3350**

Sold Price

\$500,000

Sold Date

16-Aug-23

 3  2  2

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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