

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

4/4 Warrambine Drive, Canadian Vic 3350

Indicative selling price

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

Range between

\$475,000

&

\$522,500

Median sale price

Median price

\$417,000

Property Type

Townhouse

Suburb

Canadian

Period - From

23/02/2021

to

22/02/2022

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	2 Warrambine Dr CANADIAN 3350	\$520,000	19/01/2022
2	1/418 Gladstone St MOUNT PLEASANT 3350	\$520,000	02/02/2022
3	107 Johns St BALLARAT EAST 3350	\$490,000	07/10/2021

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:

23/02/2022 13:40



4 2 2

Rooms: 6
Property Type: Residential
Land Size: 409 sqm approx
Agent Comments

Indicative Selling Price
\$475,000 - \$522,500
Median Townhouse Price
23/02/2021 - 22/02/2022: \$417,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



2 Warrambine Dr CANADIAN 3350 (REI)

Agent Comments

3 2 2

Price: \$520,000
Method: Private Sale
Date: 19/01/2022
Property Type: House



1/418 Gladstone St MOUNT PLEASANT 3350 (REI)

Agent Comments

3 2 2

Price: \$520,000
Method: Private Sale
Date: 02/02/2022
Property Type: Townhouse (Single)
Land Size: 352 sqm approx



107 Johns St BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$490,000
Method: Private Sale
Date: 07/10/2021
Property Type: House
Land Size: 205 sqm approx

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