

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

310B JOSEPH 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

or range
between

\$389,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Canadian

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/322 JOSEPH STREET CANADIAN VIC 3350	\$405,000	01-Sep-22
4/20 GALE STREET CANADIAN VIC 3350	\$375,000	13-Oct-22
16 LATITUDE COURT BALLARAT EAST VIC 3350	\$385,000	30-Sep-22

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: 01 November 2023

McGrath

Alysha Croxford

M 03 5332 9226

E alyshacroxford@mcgrath.com.au



**3/322 JOSEPH STREET CANADIAN
VIC 3350**

Sold Price

\$405,000

Sold Date

01-Sep-22

 2

 1

 1

Distance

0.12km



**4/20 GALE STREET CANADIAN VIC
3350**

Sold Price

\$375,000

Sold Date

13-Oct-22

 2

 1

 1

Distance

0.42km



**16 LATITUDE COURT BALLARAT
EAST VIC 3350**

Sold Price

\$385,000

Sold Date

30-Sep-22

 2

 1

 1

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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