

## 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

15 Rattray Court, Canadian Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000

&

\$490,000

#### Median sale price

Median price \$355,000

House

X

Unit

Suburb or locality

Canadian

Period - From 01/04/2018

to

30/06/2018

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 eighteen 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	40 Stockade St BALLARAT EAST 3350	\$565,000	04/07/2018
2	811a York St BALLARAT EAST 3350	\$500,000	08/11/2017
3	432 Fussell St CANADIAN 3350	\$500,000	01/08/2017

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 eighteen months.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median House Price**

June quarter 2018: \$355,000

## Comparable Properties



**40 Stockade St BALLARAT EAST 3350 (REI/VG)**

Agent Comments



**Price:** \$565,000

**Method:** Private Sale

**Date:** 04/07/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 1076 sqm approx



**811a York St BALLARAT EAST 3350 (REI/VG)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 08/11/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 1056 sqm approx



**432 Fussell St CANADIAN 3350 (REI/VG)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 01/08/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 3461 sqm approx