

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

9/8 SPENCER 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

\$299,000

&

\$319,000

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

6/418 JOSEPH STREET CANADIAN VIC 3350	\$300,000	01-Feb-24
15/316 LAL LAL STREET CANADIAN VIC 3350	\$312,000	14-Dec-23
4/221 YORK STREET BALLARAT EAST VIC 3350	\$300,000	05-Dec-24

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: 04 February 2025



**6/418 JOSEPH STREET CANADIAN
VIC 3350**

 2  1  1

Sold Price

\$300,000

Sold Date

01-Feb-24

Distance

0.53km



**15/316 LAL LAL STREET
CANADIAN VIC 3350**

 2  1  1

Sold Price

\$312,000

Sold Date

14-Dec-23

Distance

0.58km



**4/221 YORK STREET BALLARAT
EAST VIC 3350**

 2  1  1

Sold Price

\$300,000

Sold Date

05-Dec-24

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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