

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

609 Kline Street, Canadian Vic 3350

Indicative selling price

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

Range between \$390,000

&

\$429,000

Median sale price

Median price \$380,000

House

X

Unit

Suburb or locality

Canadian

Period - From 01/01/2018

to

31/12/2018

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	13 Sheehan Ct BALLARAT EAST 3350	\$412,000	10/12/2018
2	605 Kline St CANADIAN 3350	\$405,000	28/06/2018
3	610 Tress St GOLDEN POINT 3350	\$399,000	05/03/2019

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.



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Rooms:
Property Type: House
Land Size: 453 sqm approx
Agent Comments

Indicative Selling Price
\$390,000 - \$429,000
Median House Price
Year ending December 2018: \$380,000

Comparable Properties



13 Sheehan Ct BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$412,000
Method: Private Sale
Date: 10/12/2018
Rooms: 8
Property Type: House
Land Size: 485 sqm approx



605 Kline St CANADIAN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$405,000
Method: Private Sale
Date: 28/06/2018
Rooms: 5
Property Type: House
Land Size: 436 sqm approx



610 Tress St GOLDEN POINT 3350 (REI)

Agent Comments

4 2 4

Price: \$399,000
Method: Private Sale
Date: 05/03/2019
Rooms: 6
Property Type: House