

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

5 Payton Crescent, Canadian Vic 3350

Indicative selling price

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

Range between \$629,000 & \$649,000

Median sale price

Median price \$412,000 Property Type House Suburb Canadian

Period - From 01/10/2019 to 30/09/2020 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	11 Canadian Cr CANADIAN 3350	\$622,000	17/10/2019
2	32 Kirby Av CANADIAN 3350	\$612,000	18/06/2020
3	19 Sailors Gully Blvd MOUNT CLEAR 3350	\$603,000	22/01/2020

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:

13/11/2020 11:09

5 Payton Crescent, Canadian Vic 3350

Peter Wekerle

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Indicative Selling Price

\$629,000 - \$649,000

Median House Price

Year ending September 2020: \$412,000



 4  2  0

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



11 Canadian Cr CANADIAN 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$622,000

Method: Sale by Tender

Date: 17/10/2019

Property Type: House

Land Size: 941 sqm approx



32 Kirby Av CANADIAN 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$612,000

Method: Sale by Tender

Date: 18/06/2020

Property Type: House

Land Size: 650 sqm approx



19 Sailors Gully Blvd MOUNT CLEAR 3350 (VG)

Agent Comments

 3  -  -

Price: \$603,000

Method: Sale

Date: 22/01/2020

Property Type: House (Res)

Land Size: 885 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501