

## 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

Lot 8/432 Fussell Street, Canadian Vic 3350

#### Indicative selling price

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

Single price \$185,000

#### Median sale price

Median price \$339,500 House ☒ Unit ☐ Suburb or locality Canadian

Period - From 01/04/2017 to 31/03/2018 Source REIV

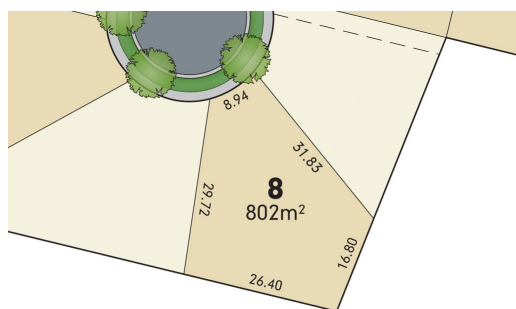
#### Comparable property sales (\*Delete A or B below as applicable)

**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	28 Illana St BROWN HILL 3350	\$190,000	25/08/2017
2	133 Daylesford Rd BROWN HILL 3350	\$190,000	09/03/2018
3	30 Illana St BROWN HILL 3350	\$190,000	21/03/2017

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:**

Agent Comments

Located less than 5km from the Western Freeway on the Melbourne side of Ballarat, Greenview is a boutique real estate development of only 20 lots. The quiet location is close to Canadian State Forest and the Ballarat Wildlife Park with a purpose built reserve at the end of the court for residents' use.

## Comparable Properties

**28 Illana St BROWN HILL 3350 (VG)**

Agent Comments



**Price:** \$190,000

**Method:** Sale

**Date:** 25/08/2017

**Rooms:** -

**Property Type:** Land

**Land Size:** 818 sqm approx



**133 Daylesford Rd BROWN HILL 3350 (REI)**

Agent Comments



**Price:** \$190,000

**Method:** Private Sale

**Date:** 09/03/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 840 sqm approx

**30 Illana St BROWN HILL 3350 (VG)**

Agent Comments



**Price:** \$190,000

**Method:** Sale

**Date:** 21/03/2017

**Rooms:** -

**Property Type:** Land

**Land Size:** 821 sqm approx