# 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

10 Hammill Close, Canadian Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$530,000		&		\$540,000			
Median sale p	rice							
Median price	\$515,000	Pro	Property Type Hous		se		Suburb	Canadian
Period - From	01/10/2020	to	31/12/2020		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	1 Liston CI MOUNT CLEAR 3350	\$580,000	05/10/2020
2	15 Belmar Cr CANADIAN 3350	\$510,000	22/09/2020
3	12 Hammill CI CANADIAN 3350	\$485,000	10/02/2021

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:

08/03/2021 13:43









Property Type: Land Land Size: 603 sqm approx Agent Comments Indicative Selling Price \$530,000 - \$540,000 Median House Price December quarter 2020: \$515,000

# **Comparable Properties**



1 Liston CI MOUNT CLEAR 3350 (REI/VG)



Price: \$580,000 Method: Private Sale Date: 05/10/2020 Property Type: House Land Size: 792 sqm approx



15 Belmar Cr CANADIAN 3350 (REI/VG)

Agent Comments

Agent Comments



Price: \$510,000 Method: Private Sale Date: 22/09/2020 Rooms: 6 Property Type: House (Res) Land Size: 581 sqm approx

12 Hammill CI CANADIAN 3350 (REI)



Price: \$485,000 Method: Private Sale Date: 10/02/2021 Property Type: House (Res) Land Size: 612 sqm approx Agent Comments

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.