

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

409 Clayton Street, Canadian Vic 3350

Indicative selling price

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

Range between \$330,000

&

\$360,000

Median sale price

Median price \$385,000

House

X

Unit

Suburb or locality

Canadian

Period - From 01/04/2018

to

31/03/2019

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	10 Queen St.S BALLARAT EAST 3350	\$350,000	29/04/2019
2	525 York St BALLARAT EAST 3350	\$345,000	18/10/2018
3	504 Bond St GOLDEN POINT 3350	\$335,000	21/08/2018

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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Indicative Selling Price

\$330,000 - \$360,000

Median House Price

Year ending March 2019: \$385,000



3 1 1

Rooms:**Property Type:**

Agent Comments

located just 2.4km from the CBD, 1.5km from Sovereign Hill and with good schools nearby, this lovely home is ready for a new family. A pretty setting and large block of approx 600m², with a north facing rear yard. Comprising of 3 good sized bedroom, large lounge, bathroom and laundry. The spacious side entrance could be used as a home office or play space. The original kitchen and dining is an open space and would lend itself to new double doors opening onto a deck to capture that north sun.

Comparable Properties

**10 Queen St.S BALLARAT EAST 3350 (REI)**

Agent Comments

3 1 1

Price: \$350,000**Method:** Private Sale**Date:** 29/04/2019**Rooms:** 4**Property Type:** House (Res)**525 York St BALLARAT EAST 3350 (REI/VG)**

Agent Comments

3 1 3

Price: \$345,000**Method:** Private Sale**Date:** 18/10/2018**Rooms:** -**Property Type:** House**Land Size:** 540 sqm approx**504 Bond St GOLDEN POINT 3350 (REI/VG)**

Agent Comments

3 1 1

Price: \$335,000**Method:** Private Sale**Date:** 21/08/2018**Rooms:** -**Property Type:** House**Land Size:** 352 sqm approx