



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

4/908 Geelong Road,  
CANADIAN 3350

### Indicative selling price

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

**Single price \$320,000**

### Median sale price

Median **House** for **CANADIAN** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$260,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**4/115 Mansfield Avenue,**  
Mount Clear 3350

**Price \$315,000** Sold 14 June  
2018

**908 Geelong Road,**  
Canadian 3350

**Price \$330,000** Sold 18 July  
2018

**148 Mansfield Avenue,**  
Mount Clear 3350

**Price \$318,500** Sold 14  
February 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



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