

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 and
postcode

310 Clayton Street Canadian VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$435,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

Canadian

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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

128 Eureka Street Ballarat East VIC 3350	\$420,000	14-Dec-19
9 Magpie Street Golden Point VIC 3350	\$455,000	16-Sep-19
325 Eureka Street Ballarat East VIC 3350	\$430,000	20-Dec-19

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: 01 April 2020

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128 Eureka Street Ballarat East VIC 3350

Sold Price

\$420,000

Sold Date

14-Dec-19

3

1

1

Distance

0.96km



9 Magpie Street Golden Point VIC 3350

Sold Price

\$455,000

Sold Date

16-Sep-19

3

1

2

Distance

1km



325 Eureka Street Ballarat East VIC 3350

Sold Price

\$430,000

Sold Date

20-Dec-19

3

1

1

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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