

STATEMENT OF INFORMATION

306 SPENCER STREET, CANADIAN, VIC 3350

PREPARED BY JIM BAMBRIDGE, RED CIRCLE REAL ESTATE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



306 SPENCER STREET, CANADIAN, VIC

 4  2  2

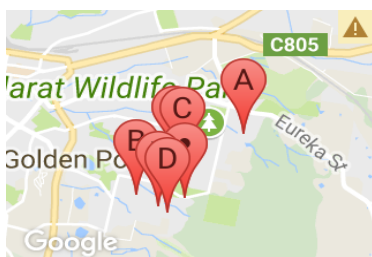
Indicative Selling Price

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

Price Range: 440,000 to \$460,000

Provided by: Jim Bambridge, Red Circle Real Estate Ballarat

MEDIAN SALE PRICE



CANADIAN, VIC, 3350

Suburb Median Sale Price (House)

\$323,500

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



4 STEFFEN CL, BALLARAT EAST, VIC 3350

 4  2  2

Sale Price

***\$465,000**

Sale Date: 23/05/2017

Distance from Property: 1.2km



3 CLAYTON PARK DR, CANADIAN, VIC

 4  2  2

Sale Price

\$425,000

Sale Date: 09/03/2017

Distance from Property: 624m



16 RATTRAY CRT, CANADIAN, VIC 3350

 4  2  3

Sale Price

\$462,000

Sale Date: 23/12/2016

Distance from Property: 529m



This report has been compiled on 09/11/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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2 CANADIAN SPRINGS DR, CANADIAN,

 5  2  2

Sale Price

\$465,000

Sale Date: 23/03/2017

Distance from Property: 295m



6 DEEP LEAD CL, CANADIAN, VIC 3350

 3  2  3

Sale Price

***\$430,000**

Sale Date: 12/10/2017

Distance from Property: 356m



8 RATTRAY CRT, CANADIAN, VIC 3350

 3  2  5

Sale Price

\$440,000

Sale Date: 03/07/2017

Distance from Property: 553m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

306 SPENCER STREET, CANADIAN, VIC 3350

Indicative selling price

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

Price Range:

440,000 to \$460,000

Median sale price

Median price

\$323,500

House

X

Unit


Suburb

CANADIAN

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
4 STEFFEN CL, BALLARAT EAST, VIC 3350	*\$465,000	23/05/2017
3 CLAYTON PARK DR, CANADIAN, VIC 3350	\$425,000	09/03/2017
16 RATTRAY CRT, CANADIAN, VIC 3350	\$462,000	23/12/2016
2 CANADIAN SPRINGS DR, CANADIAN, VIC 3350	\$465,000	23/03/2017

6 DEEP LEAD CL, CANADIAN, VIC 3350	*\$430,000	12/10/2017
8 RATTRAY CRT, CANADIAN, VIC 3350	\$440,000	03/07/2017