

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

16 SPENCER 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

\$499,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

House

Suburb

Canadian

Period-from

01 Aug 2023

to

31 Jul 2024

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

15 GLENDENNING STREET CANADIAN VIC 3350	\$500,000	15-Aug-24
222 WILSON STREET CANADIAN VIC 3350	\$505,000	20-Jun-24
1A LEVY STREET BALLARAT EAST VIC 3350	\$515,000	19-Jan-24

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: 27 August 2024

McGrath

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15 GLENDENNING STREET CANADIAN VIC 3350

 4  2  1

Sold Price

^{RS} **\$500,000**

Sold Date

15-Aug-24

Distance

0.63km



222 WILSON STREET CANADIAN VIC 3350

 3  2  4

Sold Price

^{RS} **\$505,000**

Sold Date

20-Jun-24

Distance

0.65km



1A LEVY STREET BALLARAT EAST VIC 3350

 3  2  1

Sold Price

\$515,000

Sold Date

19-Jan-24

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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