

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

24 Clayton Park Drive, Canadian Vic 3350

Indicative selling price

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

Range between

\$510,000

&

\$530,000

Median sale price

Median price

\$551,250

Property Type

House

Suburb

Canadian

Period - From

01/10/2021

to

31/12/2021

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 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
1	5 Canadian Cr CANADIAN 3350	\$540,000	13/01/2022
2	20 Lovenear Gr BALLARAT EAST 3350	\$532,000	08/12/2021
3	8 Gordon St BALLARAT EAST 3350	\$510,000	27/08/2021

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:

22/03/2022 11:51



3 1 2

Rooms: 5

Property Type: House

Land Size: 748 sqm approx

Agent Comments

Comparable Properties

5 Canadian Cr CANADIAN 3350 (VG)

Agent Comments

3 - -

Price: \$540,000

Method: Sale

Date: 13/01/2022

Property Type: House (Res)

Land Size: 606 sqm approx



20 Lovenear Gr BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 1 4

Price: \$532,000

Method: Private Sale

Date: 08/12/2021

Property Type: House (Res)

Land Size: 541 sqm approx



8 Gordon St BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$510,000

Method: Private Sale

Date: 27/08/2021

Property Type: House (Res)

Land Size: 439 sqm approx