

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

37 Butt 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Canadian

Period-from

01 Oct 2020

to

30 Sep 2021

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

102 Lal Lal Street Canadian VIC 3350	\$360,000	11-May-21
206 Cutts Street Ballarat East VIC 3350	\$375,000	08-Oct-21
411 Clayton Street Canadian VIC 3350	\$398,500	04-Aug-21

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: 26 October 2021



102 Lal Lal Street Canadian VIC 3350

 3  1  1

Sold Price

\$360,000

Sold Date

11-May-21

Distance

1.16km



206 Cutts Street Ballarat East VIC 3350

 3  1  2

Sold Price

^{RS} **\$375,000**

Sold Date

08-Oct-21

Distance

1.93km



411 Clayton Street Canadian VIC 3350

 3  1  1

Sold Price

\$398,500

Sold Date

04-Aug-21

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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