

## 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

18 Tulloch Rise, Canadian Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$470,000

#### Median sale price

Median price \$427,500 House X Unit Suburb or locality Canadian

Period - From 01/07/2018 to 30/09/2018 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 eighteen 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	902a Sebastopol St BALLARAT CENTRAL 3350	\$475,000	06/11/2018
2	5 Kylie Ct MOUNT CLEAR 3350	\$474,000	28/11/2018
3	7 Greglyn Ct MOUNT CLEAR 3350	\$460,000	26/10/2018

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 eighteen months.



**Rooms:**

**Property Type:** House

**Land Size:** 697 sqm approx

Agent Comments

## Comparable Properties



**902a Sebastopol St BALLARAT CENTRAL  
3350 (REI)**

Agent Comments



**Price:** \$475,000

**Method:** Private Sale

**Date:** 06/11/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 352 sqm approx



**5 Kylie Ct MOUNT CLEAR 3350 (REI)**

Agent Comments



**Price:** \$474,000

**Method:** Private Sale

**Date:** 28/11/2018

**Rooms:** -

**Property Type:** House



**7 Greglyn Ct MOUNT CLEAR 3350 (REI/VG)**

Agent Comments



**Price:** \$460,000

**Method:** Private Sale

**Date:** 26/10/2018

**Rooms:** -

**Property Type:** House