

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

305 Larter Street, Canadian Vic 3350

Indicative selling price

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

Range between \$365,000 & \$401,500

Median sale price

Median price \$406,000 Property Type House Suburb Canadian

Period - From 05/06/2019 to 04/06/2020 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	205 Leith St REDAN 3350	\$395,000	21/05/2020
2	110 Webb Av BALLARAT EAST 3350	\$375,000	29/03/2020
3	136 Eureka St BALLARAT EAST 3350	\$370,000	04/03/2020

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:

05/06/2020 16:16

305 Larter Street, Canadian Vic 3350



Leigh Hutchinson

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Indicative Selling Price

\$365,000 - \$401,500

Median House Price

05/06/2019 - 04/06/2020: \$406,000



Property Type:

Agent Comments

Comparable Properties



205 Leith St REDAN 3350 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 21/05/2020

Property Type: House

Land Size: 798 sqm approx



110 Webb Av BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 29/03/2020

Rooms: 4

Property Type: House (Res)

Land Size: 665 sqm approx



136 Eureka St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 04/03/2020

Rooms: 3

Property Type: House (Res)

Land Size: 515 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.