

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

30 Bennett Street, Canadian Vic 3350

Indicative selling price

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

Single price

\$625,000

Median sale price

Median price

\$412,500

Property Type

House

Suburb

Canadian

Period - From

01/07/2019

to

30/06/2020

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 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	40 Finlay St BROWN HILL 3350	\$612,000	16/05/2019
2			
3			

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.~~

This Statement of Information was prepared on:

01/10/2020 15:54

30 Bennett Street, Canadian Vic 3350



Rob Cunningham

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Indicative Selling Price

\$625,000

Median House Price

Year ending June 2020: \$412,500



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Property Type: Land

Land Size: 634.179 sqm approx

Agent Comments

Comparable Properties



40 Finlay St BROWN HILL 3350 (REI/VG)

Agent Comments

3 2 8

Price: \$612,000

Method: Private Sale

Date: 16/05/2019

Property Type: House (Res)

Land Size: 3943 sqm approx

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.

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.