

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

102 Lal Lal 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,500

Property type

House

Suburb

Canadian

Period-from

01 Apr 2020

to

31 Mar 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

1/107A Larter Street Ballarat East VIC 3350	\$345,000	16-Feb-21
3/4 Dunn Street Golden Point VIC 3350	\$385,000	01-Dec-20
303 York Street Ballarat East VIC 3350	\$375,600	10-Dec-20

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: 19 April 2021



1/107A Larter Street Ballarat East VIC 3350

 2  1  1

Sold Price

^{RS}

\$345,000

Sold Date

16-Feb-21

Distance

0.68km



3/4 Dunn Street Golden Point VIC 3350

 2  1  1

Sold Price

\$385,000

Sold Date

01-Dec-20

Distance

0.68km



303 York Street Ballarat East VIC 3350

 2  1  2

Sold Price

\$375,600

Sold Date

10-Dec-20

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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