



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**417 Richards Street,  
CANADIAN 3350**

### Indicative selling price

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

**Range \$245,000 - \$265,000**

### Median sale price

Median **House** for **CANADIAN** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$339,000**

### Comparable property sales

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 the most comparable to the property for sale.

**625 Wilson Street,**  
Ballarat East 3350

Price **\$285,000** Sold 18  
September 2017

**9 Loveneer Grove,**  
Ballarat East 3350

Price **\$267,000** Sold 29  
August 2017

**308 Fussell Street,**  
Ballarat East 3350

Price **\$286,500** Sold 10 April  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



1 baths

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



**Don Hanlon**  
PRDnationwide

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