Sean Toohey
03 5330 0500
0400 506 881
sean@ballaratpropertygroup.com.au

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 andpostcode	5 Hammill Close, Canadian Vic 3350

Indicative selling price

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

Range between $380,000 & $400,000

Median sale price

Median price	$381,500	House	X	~~Unit~~		Suburb or locality	Canadian
Period - From	01/01/2018	to	31/03/2018	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	429 Richards St CANADIAN 3350	$393,000	05/03/2018
2	7 Imperial Way CANADIAN 3350	$390,000	25/08/2016
3	5 Pennyweight Pl CANADIAN 3350	$382,000	23/11/2016

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.~~

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.

5 Hammill Close, Canadian Vic 3350

Sean Toohey
03 5330 0500
0400 506 881
sean@ballaratpropertygroup.com.au



- 0

Rooms:
Property Type: Land
Land Size: 608 sqm approx

Agent Comments

Indicative Selling Price
$380,000 - $400,000
Median House Price
March quarter 2018: $381,500

Comparable Properties



429 Richards St CANADIAN 3350 (REI/VG)

3 2 2

Price: $393,000
Method: Private Sale
Date: 05/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments



7 Imperial Way CANADIAN 3350 (REI/VG)

4 2 2

Price: $390,000
Method: Private Sale
Date: 25/08/2016
Rooms: 5
Property Type: House
Land Size: 789 sqm approx

Agent Comments



5 Pennyweight Pl CANADIAN 3350 (REI/VG)

4 2 2

Price: $382,000
Method: Private Sale
Date: 23/11/2016
Rooms: 5
Property Type: House
Land Size: 725 sqm approx

Agent Comments

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.