

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

418c Fussell Street, Canadian Vic 3350

Indicative selling price

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

Range between \$960,000

&

\$980,000

Median sale price

Median price \$482,500

Property Type House

Suburb Canadian

Period - From 01/01/2024

to 31/12/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	207 Victoria St BALLARAT EAST 3350	\$1,220,000	24/01/2025
2	184 Victoria St BALLARAT EAST 3350	\$915,000	15/01/2025
3	13 Avenwood Cl CANADIAN 3350	\$870,000	28/11/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/02/2025 10:16



Property Type: Hobby Farm < 20 ha
Land Size: 3926 sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$980,000
Median House Price
Year ending December 2024: \$482,500

Comparable Properties



207 Victoria St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$1,220,000
Method: Private Sale
Date: 24/01/2025
Property Type: House
Land Size: 720 sqm approx



184 Victoria St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$915,000
Method: Private Sale
Date: 15/01/2025
Property Type: House
Land Size: 1053 sqm approx



13 Avenwood CI CANADIAN 3350 (REI)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 28/11/2024
Property Type: House
Land Size: 847 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408