

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 512 Richards Street, Canadian Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$670,000 & \$690,000

Median sale price

Median price \$507,500 Property Type House Suburb Canadian

Period - From 01/07/2024 to 30/09/2024 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 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	1 Boyd Ct CANADIAN 3350	\$710,500	19/06/2024
2	9 Pennyweight PI CANADIAN 3350	\$665,000	15/03/2024
3	10 Nelmore Ct BALLARAT EAST 3350	\$750,000	25/01/2024

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: 10/12/2024 11:27



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Property Type: House
Land Size: 711 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$690,000
Median House Price
September quarter 2024: \$507,500

Comparable Properties



1 Boyd Ct CANADIAN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$710,500
Method: Private Sale
Date: 19/06/2024
Property Type: House
Land Size: 750 sqm approx



9 Pennyweight PI CANADIAN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$665,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 770 sqm approx



10 Nelmore Ct BALLARAT EAST 3350 (REI/VG)

Agent Comments

4 2 3

Price: \$750,000
Method: Private Sale
Date: 25/01/2024
Property Type: House
Land Size: 721 sqm approx

Account - Fletchers | P: 03 5333 4797