Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 512 Richards Street, Canadian Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$670,000		&		\$690,000				
Median sale price									
Median price	\$507,500	Pro	Property Type		House		Suburb	Canadian	
Period - From	01/07/2024	to	30/09/2024		So	ource	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.

Ade	dress 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.

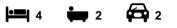
This Statement of Information was prepared on:

10/12/2024 11:27









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) 1 <th>Agent Comments</th>	Agent Comments
9 Pennyweight PI CANADIAN 3350 (REI/VG) 4 2 2 2 Price: \$665,000 Method: Private Sale Date: 15/03/2024 Property Type: House Land Size: 770 sqm approx	Agent Comments
10 Nelmore Ct BALLARAT EAST 3350 (REI/VG) 4 2 3 Price: \$750,000 Method: Private Sale Date: 25/01/2024 Property Type: House Land Size: 721 sqm approx	Agent Comments

Account - Fletchers | P: 03 5333 4797



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