

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 and postcode

620 Wilson Street, Canadian Vic 3350

Indicative selling price

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

Range Between \$320,000 & \$340,000

Median sale price

Median price \$378,200 House X Unit Suburb or locality Canadian

Period - From 01/10/2018 to 31/12/2018 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	47 Orion St SEBASTOPOL 3356	\$350,000	14/01/2019
2	905 Sherrard St BALLARAT NORTH 3350	\$343,000	23/02/2019
3	624 Wilson St CANADIAN 3350	\$325,000	20/10/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 859 sqm approx

Agent Comments

Indicative Selling Price

\$349,000

Median House Price

December quarter 2018: \$378,200

Comparable Properties



47 Orion St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 14/01/2019

Rooms: 5

Property Type: House (Res)

Land Size: 467 sqm approx



905 Sherrard St BALLARAT NORTH 3350 (REI)

Agent Comments



Price: \$343,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House

Land Size: 666 sqm approx



624 Wilson St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 20/10/2018

Rooms: -

Property Type: House

Land Size: 859 sqm approx