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 and postcode

| 19 ESTLLEY COURT CANADIAN VIC 3350 |
|------------------------------------|
|------------------------------------|

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single Price | | or range between | \$520,000 | & | \$560,000 | | | | |
|--|-----------|---------------------|-----------|--------|-----------|--|--|--|--|
| Median sale price (*Delete house or unit as applicable) | | | | | | | | | |
| Median Price | \$480,000 | Property type | House | Suburb | Canadian | | | | |
| | | | | | | | | | |

30 Sep 2024

Source

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

01 Oct 2023

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.

to

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 206 CLAYTON STREET CANADIAN VIC 3350 | \$560,000 | 22-May-24 |
| 15 CECILE COURT BALLARAT EAST VIC 3350 | \$530,000 | 28-Jun-24 |
| 30 FRASER STREET MOUNT PLEASANT VIC 3350 | \$520,000 | 30-Jul-24 |

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: 22 October 2024



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consumer.vic.gov.au



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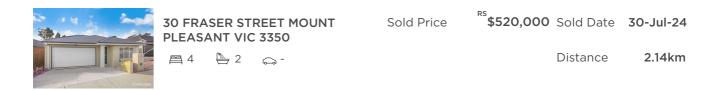
E Chris@ballaratrealestate.com



| | 206 CLAYTON STREET CANADIAN VIC 3350 | | | N Sold Price | \$560,000 | Sold Date | 22-May-24 |
|--------|---|---|-----|--------------|-----------|-----------|-----------|
| relote | = 3 | 1 | ⇔ 2 | | | Distance | 1.36km |



| 15 CECILE COURT BALLARAT EAST Sold Price \$ | | | | | \$53 | 0,000 | Sold Date | 28-Jun-24 |
|---|--|-----------|--|--|------|-------|-----------|-----------|
| | | <u></u> 2 | | | | | Distance | 1.63km |



RS = Recent sale UN = Undisclosed Sale

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