

## 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

431 Joseph Street, Canadian Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$259,000

&

\$269,000

#### Median sale price

Median price \$380,000

House

X

Unit

Suburb or locality

Canadian

Period - From 01/10/2017

to

30/09/2018

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	946 Geelong Rd MOUNT CLEAR 3350	\$268,000	13/07/2018
2	101 Callow St BALLARAT EAST 3350	\$257,500	23/07/2018
3	330 Joseph St CANADIAN 3350	\$250,000	25/03/2018

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.



 3    1    1

**Rooms:**

**Property Type:** House

**Land Size:** 557 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$259,000 - \$269,000

**Median House Price**

Year ending September 2018: \$380,000

## Comparable Properties



**946 Geelong Rd MOUNT CLEAR 3350 (REI/VG)** **Agent Comments**

 3    1    1

**Price:** \$268,000

**Method:** Private Sale

**Date:** 13/07/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 557 sqm approx



**101 Callow St BALLARAT EAST 3350 (REI/VG)** **Agent Comments**

 2    1    1

**Price:** \$257,500

**Method:** Private Sale

**Date:** 23/07/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 635 sqm approx



**330 Joseph St CANADIAN 3350 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$250,000

**Method:** Private Sale

**Date:** 25/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 523 sqm approx