

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

509 Richards Street, Canadian Vic 3350

Indicative selling price

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

Range between \$595,000 & \$610,000

Median sale price

Median price \$600,000 Property Type House Suburb Canadian

Period - From 01/10/2023 to 31/12/2023 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	17 Stockade St BALLARAT EAST 3350	\$620,000	05/01/2023
2	9 Clayton Park Dr CANADIAN 3350	\$617,000	09/11/2022
3	170 Canadian Lakes Blvd CANADIAN 3350	\$615,000	02/06/2023

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:

04/04/2024 11:55



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$595,000 - \$610,000

Median House Price

December quarter 2023: \$600,000

Comparable Properties



17 Stockade St BALLARAT EAST 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$620,000

Method: Private Sale

Date: 05/01/2023

Property Type: House

Land Size: 625 sqm approx



9 Clayton Park Dr CANADIAN 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$617,000

Method: Private Sale

Date: 09/11/2022

Property Type: House

Land Size: 642 sqm approx



170 Canadian Lakes Blvd CANADIAN 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$615,000

Method: Private Sale

Date: 02/06/2023

Property Type: House

Land Size: 573 sqm approx