

## 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

918 Geelong Road, 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 \$375,000 & \$395,000

#### Median sale price

Median price \$380,000 House X Unit Suburb or locality Canadian

Period - From 01/01/2018 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	814 Geelong Rd CANADIAN 3350	\$400,000	02/11/2017
2	4 George St BALLARAT EAST 3350	\$390,000	15/12/2018
3	742 Geelong Rd CANADIAN 3350	\$365,000	09/11/2017

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.~~

918 Geelong Road, Canadian Vic 3350



Troy Anwyl  
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troy@ballaratpropertygroup.com



3 0 1

Rooms:

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 669 sqm approx

Agent Comments

**Indicative Selling Price**

\$375,000 - \$395,000

**Median House Price**

Year ending December 2018: \$380,000

## Comparable Properties



814 Geelong Rd CANADIAN 3350 (REI)

Agent Comments

5 3 2

**Price:** \$400,000

**Method:** Private Sale

**Date:** 02/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



4 George St BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 1 3

**Price:** \$390,000

**Method:** Private Sale

**Date:** 15/12/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 428 sqm approx



742 Geelong Rd CANADIAN 3350 (REI/VG)

Agent Comments

3 1 -

**Price:** \$365,000

**Method:** Private Sale

**Date:** 09/11/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 1126 sqm approx