

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

429 Joseph Street, Canadian Vic 3350

Indicative selling price

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

Range between \$245,000 & \$255,000

Median sale price

Median price \$272,000 House Unit X 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	431 Joseph St CANADIAN 3350	\$260,000	30/11/2018
2	15 Ron Ct CANADIAN 3350	\$255,000	15/12/2018
3	1/723 Geelong Rd CANADIAN 3350	\$250,000	01/11/2018

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.

429 Joseph Street, Canadian Vic 3350

Chris Gladman
03 5330 0500
0424 179 188

chris@ballaratpropertygroup.com.au

Indicative Selling Price

\$249,000 - \$269,000

Median Unit Price

Year ending September 2018: \$272,000



Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



431 Joseph St CANADIAN 3350 (REI)

Agent Comments



Price: \$260,000

Method: Private Sale

Date: 30/11/2018

Rooms: 6

Property Type: House

Land Size: 305 sqm approx



15 Ron Ct CANADIAN 3350 (REI)

Agent Comments



Price: \$255,000

Method: Private Sale

Date: 15/12/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 185 sqm approx



1/723 Geelong Rd CANADIAN 3350 (REI)

Agent Comments



Price: \$250,000

Method: Private Sale

Date: 01/11/2018

Rooms: 5

Property Type: House (Res)