## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

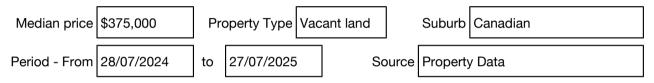
Address 3 Gale Street, Canadian Vic 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the meaning	of this price	see consumer.vic.gov.au/un	derquoting
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Single price \$229,000

#### Median sale price



### 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.

Add	dress of comparable property	Price	Date of sale
1	9 Steinfeld St.N BALLARAT CENTRAL 3350	\$220,000	04/06/2025
2	13 June Ct BALLARAT EAST 3350	\$260,000	25/10/2024
3	42 Glendenning St CANADIAN 3350	\$247,500	21/02/2024

OR

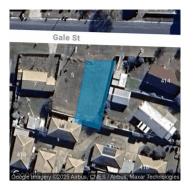
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

28/07/2025 12:11









**Property Type:** Land **Land Size:** 357 sqm approx Agent Comments Indicative Selling Price \$229,000 Median Land Price 28/07/2024 - 27/07/2025: \$375,000

# **Comparable Properties**

301m <sup>8</sup> Recent	9 Steinfeld St.N BALLARAT CENTRAL 3350 (REI) 	Agent Comments
	13 June Ct BALLARAT EAST 3350 (VG)   Image: 1 Image: 2   Price: \$260,000   Method: Sale   Date: 25/10/2024   Property Type: Land   Land Size: 888 sqm approx	Agent Comments
	42 Glendenning St CANADIAN 3350 (REI/VG) — • • • • • • • • • • • • • • • • • • •	Agent Comments

#### Account - Fletchers | P: 03 5333 4797



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