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

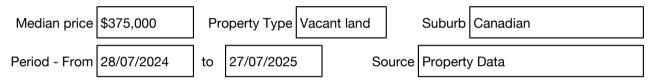
Address 3 Gale Street, Canadian Vic 3350

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
--------------------------------------------------------------------	-----------------	---------------	----------------------------	------------

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 ⁸ 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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.