

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 and
postcode

407 KLINE STREET CANADIAN VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Canadian

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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

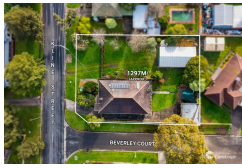
Date of sale

403-405 KLINE STREET CANADIAN VIC 3350	\$605,000	06-Jul-23
324 CLAYTON STREET CANADIAN VIC 3350	\$540,000	23-Jun-23
621 WILSON STREET BALLARAT EAST VIC 3350	\$565,000	21-Apr-23

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: 16 October 2023



403-405 KLINE STREET CANADIAN VIC 3350

 3  2  6

Sold Price

\$605,000

Sold Date

06-Jul-23

Distance

0.04km


324 CLAYTON STREET CANADIAN VIC 3350

 3  2  2

Sold Price

\$540,000

Sold Date

23-Jun-23

Distance

0.71km


621 WILSON STREET BALLARAT EAST VIC 3350

 3  2  2

Sold Price

\$565,000

Sold Date

21-Apr-23

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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