

STATEMENT OF INFORMATION

428 ELDENWOOD MEWS, CANADIAN, VIC 3350 PREPARED BY LUKE VEAL, JENS VEAL BYRNE, PHONE: 0438302805

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



428 ELDENWOOD MEWS, CANADIAN, VIC 🕮 3 🕒 2 🚓 2







Indicative Selling Price

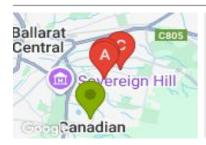
For the meaning of this price see consumer.vic.au/underquoting

\$519,000

Single Price:

Provided by: Luke Veal, Jens Veal Byrne

MEDIAN SALE PRICE



CANADIAN, VIC, 3350

Suburb Median Sale Price (House)

\$515,000

01 April 2024 to 31 March 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



14 MINERS CRESCENT ST, BALLARAT EAST,







Sale Price

\$515,000

Sale Date: 30/04/2025

Distance from Property: 1.2km





1A LEVY ST, BALLARAT EAST, VIC 3350







Sale Price

\$515,000

Sale Date: 19/01/2024

Distance from Property: 1.3km





7 SHEEHAN CRT, BALLARAT EAST, VIC 3350







Sale Price

\$505,000

Sale Date: 31/01/2025

Distance from Property: 1.6km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Including suburb and postcode 428 ELDENWOOD MEWS, CANADIAN, VIC 3350		428 ELDENWOOD MEWS, CANADIAN, VIC 3350
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Indicative selling price

For the meaning of this price see cons	sumer.vic.gov.au/underquoting
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Single Price:	\$519,000
Single Price:	\$519,000

Median sale price

Median price	\$515,000	Property type	House	Suburb	CANADIAN
Period	01 April 2024 to 31 March 2025		Source	pricefinder	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
14 MINERS CRESCENT ST, BALLARAT EAST, VIC 3350	\$515,000	30/04/2025
1A LEVY ST, BALLARAT EAST, VIC 3350	\$515,000	19/01/2024
7 SHEEHAN CRT, BALLARAT EAST, VIC 3350	\$505,000	31/01/2025

This Statement of Information was prepared on:

13/06/2025

