

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 619 Richards Street, Canadian Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$525,000 Property Type House Suburb Canadian

Period - From 01/04/2023 to 31/03/2024 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 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
1	10 Gray St BALLARAT EAST 3350	\$475,000	15/02/2023
2	704 Geelong Rd CANADIAN 3350	\$470,000	04/08/2023
3	318 Joseph St CANADIAN 3350	\$450,000	18/07/2023

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: 12/06/2024 15:39



Property Type: House
Land Size: 2653 sqm approx
 Agent Comments

Indicative Selling Price
 \$450,000 - \$495,000
Median House Price
 Year ending March 2024: \$525,000

Comparable Properties



10 Gray St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 15/02/2023
Property Type: House
Land Size: 1100 sqm approx



704 Geelong Rd CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 04/08/2023
Property Type: House
Land Size: 1263 sqm approx



318 Joseph St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 18/07/2023
Property Type: House (Res)
Land Size: 1159 sqm approx

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