

sean@ballaratpropertygroup.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
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Property offered for sale												
A Including sul locality andpo	burb or	148 Canadian Lakes Boulevard, Canadian Vic 3350										
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between	n \$430,0	\$430,000		&			\$450,000					
Median sale price												
Median price	\$355,00	0	Hou	se	Х	Un	iŧ		Sul	ourb or locality	Canadian	
Period - From	01/04/20)18	to	30/0	06/2018			Source	e RE	ilV		

Comparable property sales (*Delete A or B below as applicable)

Α* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale		
1	32 Olympic Av MOUNT CLEAR 3350	\$435,000	20/04/2017		
2	3 Clayton Park Dr CANADIAN 3350	\$425,000	09/03/2017		
3	118 Canadian Lakes Blvd CANADIAN 3350	\$425,000	03/04/2017		

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 eighteen months.





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> **Indicative Selling Price** \$430,000 - \$450,000 **Median House Price** June quarter 2018: \$355,000





Rooms:

Property Type: House (Res) Land Size: 746 sqm approx

Agent Comments

Comparable Properties



32 Olympic Av MOUNT CLEAR 3350 (REI/VG)

Price: \$435,000 Method: Private Sale Date: 20/04/2017 Rooms: 7

Property Type: House Land Size: 799 sqm approx

3 Clayton Park Dr CANADIAN 3350 (REI/VG)



Price: \$425.000 Method: Private Sale Date: 09/03/2017

Rooms: -

Property Type: House Land Size: 912 sqm approx

118 Canadian Lakes Blvd CANADIAN 3350 (REI/VG)









Price: \$425,000 Method: Private Sale Date: 03/04/2017

Rooms: -

Property Type: House (Res) Land Size: 575 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





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.

Agent Comments

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