

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 1-3 Stanbury Avenue, Canadian Vic 3350

Indicative selling price

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

Range between \$865,000 & \$950,000

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 two kilometres of the property for sale in the last six 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	209 Eyre St BALLARAT CENTRAL 3350	\$950,000	22/12/2023
2	21 Ripon St.N BALLARAT CENTRAL 3350	\$920,000	12/03/2024
3	110-112 Windermere St BALLARAT CENTRAL 3350	\$900,000	11/11/2023

OR

~~B*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 01/05/2024 12:29



3 bedrooms 3 bathrooms 3 cars

Property Type: House
Land Size: 2198 sqm approx
Agent Comments

Indicative Selling Price
\$865,000 - \$950,000
Median House Price
Year ending March 2024: \$525,000

Comparable Properties



209 Eyre St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$950,000
Method: Private Sale
Date: 22/12/2023
Property Type: House
Land Size: 957 sqm approx



21 Ripon St.N BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$920,000
Method: Private Sale
Date: 12/03/2024
Property Type: House
Land Size: 728 sqm approx



110-112 Windermere St BALLARAT CENTRAL 3350 (REI) Agent Comments

3 bedrooms 2 bathrooms 3 cars

Price: \$900,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)