

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 or
locality and postcode

1 Clayton Park Drive, Canadian Vic 3350

Indicative selling price

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

Range between \$485,000 & \$525,000

Median sale price

Median price \$557,500 Property Type House Suburb Canadian

Period - From 01/07/2023 to 30/09/2023 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	5 Cecile Ct BALLARAT EAST 3350	\$531,000	29/06/2023
2	238 Richards St BALLARAT EAST 3350	\$500,000	18/08/2023
3	718 Geelong Rd CANADIAN 3350	\$480,000	05/10/2023

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:

23/11/2023 10:42



3 1 2

Rooms: 5
Property Type: House (Res)
Land Size: 510 sqm approx
Agent Comments

Indicative Selling Price
\$485,000 - \$525,000
Median House Price
September quarter 2023: \$557,500

Comparable Properties



5 Cecile Ct BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$531,000
Method: Private Sale
Date: 29/06/2023
Property Type: House
Land Size: 478 sqm approx



238 Richards St BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$500,000
Method: Private Sale
Date: 18/08/2023
Property Type: House
Land Size: 338 sqm approx



718 Geelong Rd CANADIAN 3350 (REI)

Agent Comments

3 1 1

Price: \$480,000
Method: Private Sale
Date: 05/10/2023
Property Type: House
Land Size: 988 sqm approx

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