

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

104 Bennett Street, Canadian Vic 3350

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price*

Median price Property Type Suburb Canadian

Period - From to Source

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	110 Finlay St BROWN HILL 3350	\$382,000	01/06/2023
2	108 Finlay St BROWN HILL 3350	\$380,000	12/06/2023
3	3 Fossickers Gr BALLARAT EAST 3350	\$330,000	08/06/2023

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: 05/06/2024 17:00

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Land
Land Size: 1332 sqm approx
 Agent Comments

Indicative Selling Price
 \$350,000 - \$380,000
No median price available

Comparable Properties

110 Finlay St BROWN HILL 3350 (VG)

Agent Comments



Price: \$382,000
Method: Sale
Date: 01/06/2023
Property Type: Land
Land Size: 798 sqm approx

108 Finlay St BROWN HILL 3350 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 12/06/2023
Property Type: Land
Land Size: 806 sqm approx



3 Fossickers Gr BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 08/06/2023
Property Type: Land (Res)
Land Size: 2221 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300