

# 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 3/131 Larter 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](http://consumer.vic.gov.au/underquoting)

Range between \$505,000 & \$535,000

### 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	11/322 Clayton St CANADIAN 3350	\$520,000	08/04/2024
2	4 Millicent PI BALLARAT EAST 3350	\$505,000	08/02/2024
3	9/322 Clayton St CANADIAN 3350	\$500,500	22/05/2024

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:

25/06/2024 14:31



3   2   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$505,000 - \$535,000

**Median House Price**

Year ending March 2024: \$525,000

## Comparable Properties



**11/322 Clayton St CANADIAN 3350 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$520,000

**Method:** Private Sale

**Date:** 08/04/2024

**Property Type:** Townhouse (Single)



**4 Millicent PI BALLARAT EAST 3350 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$505,000

**Method:** Private Sale

**Date:** 08/02/2024

**Property Type:** House

**Land Size:** 292 sqm approx



**9/322 Clayton St CANADIAN 3350 (REI)**

Agent Comments

3   2   1

**Price:** \$500,500

**Method:** Private Sale

**Date:** 22/05/2024

**Property Type:** House

**Land Size:** 242 sqm approx

**Account - Doepel Lilley & Taylor Ballarat** | P: 03 5331 2000 | F: 03 5332 1559