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	31/428-430 Joseph 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

Median sale price

Median price	\$415,000	Pro	perty Type To	wnhouse]	Suburb	Canadian
Period - From	18/07/2022	to	17/07/2023	So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	9/316 Lal Lal St CANADIAN 3350	\$415,000	29/04/2022
2	3/322 Joseph St CANADIAN 3350	\$405,000	01/09/2022
3	3/322 Joseph St CANADIAN 3350	\$405,000	01/09/2022

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:	18/07/2023 17:13











Property Type: Townhouse **Agent Comments**

Indicative Selling Price \$399,900 - \$439,000 **Median Townhouse Price** 18/07/2022 - 17/07/2023: \$415,000

Comparable Properties



9/316 Lal Lal St CANADIAN 3350 (REI/VG)





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Price: \$415,000 Method: Private Sale Date: 29/04/2022

Property Type: Townhouse (Single) Land Size: 494 sqm approx

Agent Comments



3/322 Joseph St CANADIAN 3350 (REI/VG)

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Agent Comments

Price: \$405,000 Method: Private Sale Date: 01/09/2022

Property Type: House (Res) Land Size: 255 sqm approx



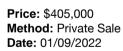
3/322 Joseph St CANADIAN 3350 (REI/VG)







Agent Comments



Property Type: House (Res) Land Size: 255 sqm approx

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



