Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 509 Richards Street, Canadian Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$600,000	Property Type Ho		Hou	ISE		Suburb	Canadian
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	9 Belmar Cr CANADIAN 3350	\$720,000	06/12/2022
2	17 Stockade St BALLARAT EAST 3350	\$620,000	05/01/2023
3	9 Clayton Park Dr CANADIAN 3350	\$617,000	09/11/2022

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:

18/03/2024 12:49





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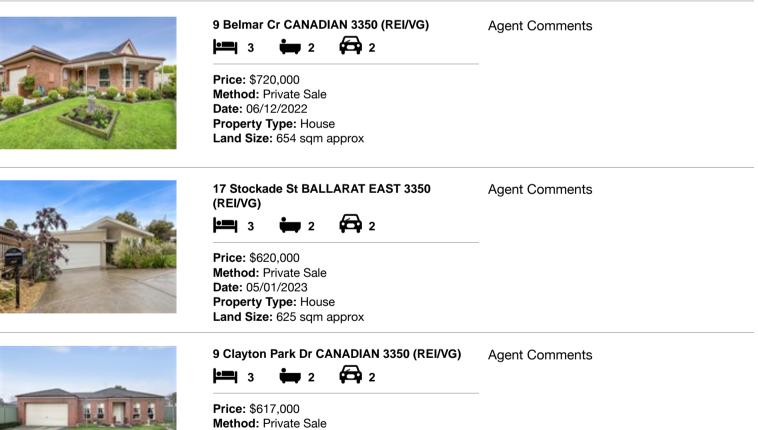




Property Type: Land Land Size: 654 sqm approx Agent Comments

Indicative Selling Price \$600,000 - \$650,000 Median House Price December quarter 2023: \$600,000

Comparable Properties





Date: 09/11/2022 Property Type: House Land Size: 642 sqm approx

Account - Fletchers | P: 03 5333 4797



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