

# 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 509 Richards 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 \$600,000 & \$650,000

### Median sale price

Median price \$600,000 Property Type House Suburb Canadian

Period - From 01/10/2023 to 31/12/2023 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	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



**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



**9 Belmar Cr CANADIAN 3350 (REI/VG)**

**Agent Comments**



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 06/12/2022  
**Property Type:** House  
**Land Size:** 654 sqm approx



**17 Stockade St BALLARAT EAST 3350 (REI/VG)**

**Agent Comments**



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 05/01/2023  
**Property Type:** House  
**Land Size:** 625 sqm approx



**9 Clayton Park Dr CANADIAN 3350 (REI/VG)**

**Agent Comments**



**Price:** \$617,000  
**Method:** Private Sale  
**Date:** 09/11/2022  
**Property Type:** House  
**Land Size:** 642 sqm approx