

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 and
postcode

511 CLAYTON STREET CANADIAN VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$299,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Other

Suburb

Canadian

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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

3 GALE STREET CANADIAN VIC 3350	\$275,000	03-Apr-23
3 JUNE COURT BALLARAT EAST VIC 3350	\$270,000	25-Sep-23
2 JUNE COURT BALLARAT EAST VIC 3350	\$322,500	31-Jan-24

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: 13 June 2024

McGrath

Alysha Croxford

M 03 5332 9226

E alyshacroxford@mcgrath.com.au



3 GALE STREET CANADIAN VIC 3350

Sold Price

\$275,000

Sold Date

03-Apr-23

- - -

Distance

0.46km



3 JUNE COURT BALLARAT EAST VIC 3350

Sold Price

\$270,000

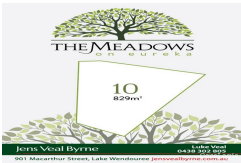
Sold Date

25-Sep-23

- - -

Distance

1.85km



2 JUNE COURT BALLARAT EAST VIC 3350

Sold Price

\$322,500

Sold Date

31-Jan-24

- - -

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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