

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 or
locality and postcode

6/11 Spencer Street, Canadian Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$385,000 & \$420,000

Median sale price

Median price \$370,000 Property Type Unit Suburb Canadian

Period - From 01/01/2023 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	2/615a Skipton St REDAN 3350	\$419,000	06/03/2024
2	124a Joseph St BALLARAT EAST 3350	\$415,000	14/02/2024
3	1/312 Joseph St CANADIAN 3350	\$400,000	17/10/2023

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:

27/03/2024 10:00



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Property Type: Townhouse (Single)
Land Size: 286 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$385,000 - \$420,000
Median Unit Price
Year ending December 2023: \$370,000

Comparable Properties



2/615a Skipton St REDAN 3350 (REI)

[Agent Comments](#)

3 2 2

Price: \$419,000
Method: Private Sale
Date: 06/03/2024
Property Type: Townhouse (Res)



124a Joseph St BALLARAT EAST 3350 (REI)

[Agent Comments](#)

3 2 2

Price: \$415,000
Method: Private Sale
Date: 14/02/2024
Property Type: Unit



1/312 Joseph St CANADIAN 3350 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$400,000
Method: Private Sale
Date: 17/10/2023
Property Type: Townhouse (Single)
Land Size: 272 sqm approx

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