

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

10 Ron Court, Canadian Vic 3350

Indicative selling price

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

Single price \$199,000

Median sale price

Median price \$267,888

House

Unit

X

Suburb or locality

Canadian

Period - From 01/10/2016

to 30/09/2017

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 eighteen 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	6/28 Gent St BALLARAT EAST 3350	\$181,000	11/08/2016
2	1/628 Wilson St CANADIAN 3350	\$170,000	21/12/2016
3	3/15 Hermitage Av MOUNT CLEAR 3350	\$159,859	07/11/2016

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 eighteen months.



Rooms:

Property Type: Land

Land Size: 132 sqm approx

Agent Comments

Comparable Properties



6/28 Gent St BALLARAT EAST 3350 (VG)

Agent Comments



Price: \$181,000

Method: Sale

Date: 11/08/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

1/628 Wilson St CANADIAN 3350 (REI)

Agent Comments



Price: \$170,000

Method: Private Sale

Date: 21/12/2016

Rooms: -

Property Type: Unit



3/15 Hermitage Av MOUNT CLEAR 3350 (VG)

Agent Comments



Price: \$159,859

Method: Sale

Date: 07/11/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)