

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

13 BELMAR CRESCENT, CANADIAN, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**13 BELMAR CRESCENT, CANADIAN, VIC**

4 2 4

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$630,000 to 670,000**

## MEDIAN SALE PRICE



**CANADIAN, VIC, 3350**

Suburb Median Sale Price (House)

**\$328,000**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**4 PROVINCIAL WAY, CANADIAN, VIC 3350**

4 2 4

Sale Price

**\$617,000**

Sale Date: 28/08/2016

Distance from Property: 236m



**7 PROVINCIAL WAY, CANADIAN, VIC 3350**

3 2 2

Sale Price

**\$715,000**

Sale Date: 13/04/2017

Distance from Property: 301m



**9 COLLINS ST, LAKE WENDOUREE, VIC 3350**

3 2 2

Sale Price

**\*\$655,000**

Sale Date: 14/07/2017

Distance from Property: 4.2km



This report has been compiled on 24/07/2017 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**8 LEERAMA CRT, BLACK HILL, VIC 3350**

4 2 2

Sale Price

**\$630,000**

Sale Date: 06/01/2017

Distance from Property: 4.3km

**14 GUINEVEVE ST, NERRINA, VIC 3350**

4 2 2

Sale Price

**\$640,000**

Sale Date: 24/09/2016

Distance from Property: 5km



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

13 BELMAR CRESCENT, CANADIAN, VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$630,000 to 670,000

### Median sale price

Median price \$328,000

House

Unit

Suburb

CANADIAN

Period 01 July 2016 to 30 June 2017

Source

pricfinder

### Comparable property sales

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
4 PROVINCIAL WAY, CANADIAN, VIC 3350	\$617,000	28/08/2016
7 PROVINCIAL WAY, CANADIAN, VIC 3350	\$715,000	13/04/2017
9 COLLINS ST, LAKE WENDOUREE, VIC 3350	*\$655,000	14/07/2017
8 LEERAMA CRT, BLACK HILL, VIC 3350	\$630,000	06/01/2017

14 GUINEVEVE ST, NERRINA, VIC 3350	\$640,000	24/09/2016
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