



Rooms:

Property Type: Unit

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



Newer

Price: \$159,859

Method: Sale

Date: 07/11/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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

Range between

\$195,000

&

\$205,000

Median sale price

Median price

\$287,500

House

X

Suburb or locality

Canadian

Period - From

01/01/2017

to

31/03/2017

Source

REIV

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