

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

259 Joseph 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 or range between \$260,000 & \$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$357,500 *House *Unit Suburb Canadian

Period-from 01 Jun 2018 to 31 May 2019 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
1 Spencer Street Canadian VIC 3350	\$269,999	08-Feb-19
634 Eureka Street Ballarat East VIC 3350	\$295,000	30-Nov-18
99 Scott Parade Ballarat East VIC 3350	\$270,000	01-Nov-18

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.~~

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1 Spencer Street Canadian VIC 3350 Sold Price **\$269,999** Sold Date **08-Feb-19**

2 1 1

Distance **0.03km**



634 Eureka Street Ballarat East VIC 3350 Sold Price **\$295,000** Sold Date **30-Nov-18**

2 1 1

Distance **1.5km**



99 Scott Parade Ballarat East VIC 3350 Sold Price **\$270,000** Sold Date **01-Nov-18**

2 1 1

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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