Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

5/309 Joseph Street, Canadian Vic 3350

Indicative selling price

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

Median sale price

Median price	\$420,000	Pro	perty Type	Townhouse		Suburb	Canadian
Period - From	03/07/2023	to	02/07/2024		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

Add	dress of comparable property	Price	Date of sale
1	2/410 Windermere St BALLARAT CENTRAL 3350	\$450,000	17/04/2024
2	5 Riverside PI BROWN HILL 3350	\$440,000	15/09/2023
3	11 Riverside PI BROWN HILL 3350	\$435,000	14/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	03/07/2024 11:41





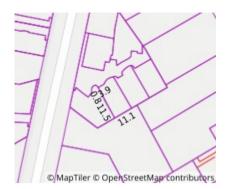
Leigh Hutchinson 5337 0036 0407 861 960 leigh@doepels.com.au

Indicative Selling Price \$415,000 - \$435,000 Median Townhouse Price

03/07/2023 - 02/07/2024: \$420,000



Agent Comments



Comparable Properties



2/410 Windermere St BALLARAT CENTRAL 3350 (REI/VG)

Price: \$450,000 Method: Private Sale Date: 17/04/2024

Property Type: Townhouse (Single)

Agent Comments



5 Riverside PI BROWN HILL 3350 (REI/VG)

Price: \$440,000 Method: Private Sale Date: 15/09/2023

Property Type: Townhouse (Single)

Agent Comments



11 Riverside PI BROWN HILL 3350 (REI/VG)

Price: \$435,000 Method: Private Sale Date: 14/08/2023

Property Type: Townhouse (Single) **Land Size:** 189 sqm approx

Agent Comments





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