

# 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

407 Fussell Street, Canadian Vic 3350

### Indicative selling price

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

Range between \$675,000 & \$695,000

### Median sale price

Median price \$580,000 Property Type House Suburb Canadian

Period - From 01/07/2021 to 30/09/2021 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	Price	Date of sale
1	11 Nelmore Ct BALLARAT EAST 3350	\$745,000	03/06/2021
2	6 Henfield Cl BALLARAT EAST 3350	\$735,000	13/12/2021
3	628 York St BALLARAT EAST 3350	\$655,000	26/10/2021

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.~~

This Statement of Information was prepared on:

07/01/2022 16:18

407 Fussell Street, Canadian Vic 3350



 2  2  2

**Property Type:** House (Res)  
**Land Size:** 1123 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$675,000 - \$695,000  
**Median House Price**  
September quarter 2021: \$580,000

## Comparable Properties



**11 Nelmore Ct BALLARAT EAST 3350 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 03/06/2021  
**Property Type:** House (Res)  
**Land Size:** 786 sqm approx



**6 Henfield CI BALLARAT EAST 3350 (REI)** **Agent Comments**

 4  2  2

**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 13/12/2021  
**Property Type:** House  
**Land Size:** 1006 sqm approx



**628 York St BALLARAT EAST 3350 (REI)** **Agent Comments**

 5  3  2

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 26/10/2021  
**Property Type:** House (Res)  
**Land Size:** 1118 sqm approx

**Account - Wilson Estate Agents** | P: 03 5333 4797 | F: 03 5333 4798



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