

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 213 Clayton Street, Canadian Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$482,000 Property Type House Suburb Canadian

Period - From 29/09/2020 to 28/09/2021 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	15 Greenhaven Ct MOUNT CLEAR 3350	\$855,000	26/06/2020
2	40 Stockade St BALLARAT EAST 3350	\$825,000	12/04/2021
3	308 Main Rd GOLDEN POINT 3350	\$805,000	10/04/2021

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: 29/09/2021 09:34

213 Clayton Street, Canadian Vic 3350



Property Type:
Land Size: 1540 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$870,000
Median House Price
29/09/2020 - 28/09/2021: \$482,000

Comparable Properties



15 Greenhaven Ct MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 26/06/2020
Rooms: 5
Property Type: House
Land Size: 1900 sqm approx



40 Stockade St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 12/04/2021
Property Type: House
Land Size: 1099 sqm approx



308 Main Rd GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$805,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 1867 sqm approx

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



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