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	578 Kline Street, Canadian Vic 3350

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $600,000 Property Type House Suburb Canadian

Period - From 01/10/2023 to 31/12/2023 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	323 Clayton St CANADIAN 3350	$650,000	22/08/2023
2	14 Canadian Springs Dr CANADIAN 3350	$629,000	24/11/2023
3	13 Lovenear Gr BALLARAT EAST 3350	$600,000	15/02/2024

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: 02/04/2024 14:57

578 Kline Street, Canadian Vic 3350



4 2 5

Property Type: House
Land Size: 1120 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median House Price
December quarter 2023: $600,000

Comparable Properties



323 Clayton St CANADIAN 3350 (REI/VG)

4 2 2

Price: $650,000
Method: Private Sale
Date: 22/08/2023
Property Type: House
Land Size: 1244 sqm approx

Agent Comments



14 Canadian Springs Dr CANADIAN 3350 (REI/VG)

4 2 2

Price: $629,000
Method: Private Sale
Date: 24/11/2023
Property Type: House
Land Size: 731 sqm approx

Agent Comments



13 Lovenear Gr BALLARAT EAST 3350 (REI/VG)

4 3 2

Price: $600,000
Method: Private Sale
Date: 15/02/2024
Property Type: House
Land Size: 802 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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