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	3 Bartley Avenue, Canadian Vic 3350

Indicative selling price

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

Range between $950,000 & $990,000

Median sale price

Median price $482,500 Property Type House Suburb Canadian

Period - From 01/01/2024 to 31/12/2024 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	Price	Date of sale
1	4 Currawong Ct MOUNT HELEN 3350	$980,000	15/02/2024
2	14 Greenhaven Ct MOUNT CLEAR 3350	$1,000,000	14/02/2024
3	210 Hickman St BALLARAT CENTRAL 3350	$970,000	04/12/2023

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: 30/01/2025 10:29

3 Bartley Avenue, Canadian Vic 3350



5 2 2

Property Type: House
Land Size: 2452 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $990,000
Median House Price
Year ending December 2024: $482,500

Comparable Properties



4 Currawong Ct MOUNT HELEN 3350 (REI/VG)

5 2 2

Price: $980,000
Method: Private Sale
Date: 15/02/2024
Property Type: House
Land Size: 1861 sqm approx

Agent Comments



14 Greenhaven Ct MOUNT CLEAR 3350 (REI/VG)

4 2 2

Price: $1,000,000
Method: Private Sale
Date: 14/02/2024
Property Type: House
Land Size: 3485 sqm approx

Agent Comments



210 Hickman St BALLARAT CENTRAL 3350 (REI/VG)

4 2 4

Price: $970,000
Method: Private Sale
Date: 04/12/2023
Property Type: House (Res)
Land Size: 1843 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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