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	14 Cassinia Court, Canadian Vic 3350

Indicative selling price

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

Single price $235,000

Median sale price*

Median price | Property Type | Suburb Canadian

Period - From | to | Source

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	17 June Ct BALLARAT EAST 3350	$300,000	08/11/2023
2	3 June Ct BALLARAT EAST 3350	$270,000	25/09/2023
3	42 Glendenning St CANADIAN 3350	$247,500	21/02/2024

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: 26/02/2024 08:13

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

14 Cassinia Court, Canadian Vic 3350



- - -

Property Type: Land
Land Size: 438 sqm approx

Agent Comments

Indicative Selling Price
$235,000
No median price available

Comparable Properties

17 June Ct BALLARAT EAST 3350 (VG)

- - -

Agent Comments

Price: $300,000
Method: Sale
Date: 08/11/2023
Property Type: Land
Land Size: 684 sqm approx

3 June Ct BALLARAT EAST 3350 (VG)

- - -

Agent Comments

Price: $270,000
Method: Sale
Date: 25/09/2023
Property Type: Land
Land Size: 652 sqm approx



42 Glendenning St CANADIAN 3350 (REI)

- - -

Agent Comments

Price: $247,500
Method: Private Sale
Date: 21/02/2024
Property Type: Land
Land Size: 404 sqm approx

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

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