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	310 Kinnersley Avenue, Canadian Vic 3350

Indicative selling price

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

Range between $320,000 & $350,000

Median sale price

Median price $485,000 Property Type House Suburb Canadian

Period - From 01/01/2025 to 31/03/2025 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	17 Latitude Ct BALLARAT EAST 3350	$350,000	17/06/2025
2	4/199 Yarrowee St SEBASTOPOL 3356	$342,500	14/05/2025
3	1/7 Mckee St GOLDEN POINT 3350	$340,000	23/04/2025

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: 02/07/2025 16:54

310 Kinnersley Avenue, Canadian Vic 3350



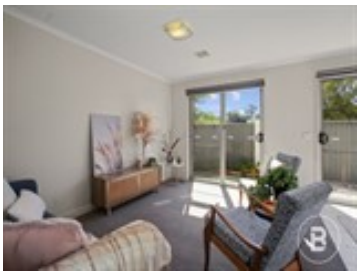
2 1 1

Property Type: House
Land Size: 385 sqm approx

Agent Comments

Indicative Selling Price
$320,000 - $350,000
Median House Price
March quarter 2025: $485,000

Comparable Properties



17 Latitude Ct BALLARAT EAST 3350 (REI)

2 1 1

Price: $350,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 145 sqm approx

Agent Comments



4/199 Yarrowee St SEBASTOPOL 3356 (REI)

2 1 1

Price: $342,500
Method: Private Sale
Date: 14/05/2025
Rooms: 4
Property Type: Unit

Agent Comments



1/7 Mckee St GOLDEN POINT 3350 (REI)

2 1 1

Price: $340,000
Method: Private Sale
Date: 23/04/2025
Property Type: Unit

Agent Comments

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

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