

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

Lot 4 Lyric Court, Canadian Vic 3350

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$375,000

Property Type

Vacant land

Suburb

Canadian

Period - From

06/08/2024

to

05/08/2025

Source

Property Data

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	8 Cowley Ct CANADIAN 3350	\$320,000	01/05/2025
2	15 June Ct BALLARAT EAST 3350	\$290,000	24/10/2024
3	23 St Martins PI MOUNT CLEAR 3350	\$310,000	12/06/2024

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:

06/08/2025 10:50



Property Type: Residential Land

Land Size: 642 sqm approx

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Land Price

06/08/2024 - 05/08/2025: \$375,000

Comparable Properties



8 Cowley Ct CANADIAN 3350 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 01/05/2025

Property Type: Land

Land Size: 857 sqm approx

15 June Ct BALLARAT EAST 3350 (VG)

Agent Comments



Price: \$290,000

Method: Sale

Date: 24/10/2024

Property Type: Land

Land Size: 643 sqm approx

23 St Martins PI MOUNT CLEAR 3350 (VG)

Agent Comments



Price: \$310,000

Method: Sale

Date: 12/06/2024

Property Type: Land

Land Size: 518 sqm approx