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<br>Including suburb or locality and postcode | 614 Richards Street, Canadian Vic 3350 |

## Indicative selling price

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

Range between $460,000 & $480,000

## Median sale price

Median price $505,000 Property Type House Suburb Canadian

Period - From 01/10/2024 to 30/09/2025 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 | 116 Little Dodds St GOLDEN POINT 3350 | $460,000 | 19/08/2025 |
| 2 | 14 Glazebrook St BALLARAT EAST 3350 | $485,000 | 16/08/2025 |
| 3 | 1 Gray St BALLARAT EAST 3350 | $520,000 | 12/05/2025 |

**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: 23/10/2025 16:57

# 614 Richards Street, Canadian Vic 3350

JellisCraig



2 1 3

**Property Type:** House
**Land Size:** 665 sqm approx

Agent Comments

**Indicative Selling Price**
$460,000 - $480,000
**Median House Price**
Year ending September 2025: $505,000

## Comparable Properties



**116 Little Dodds St GOLDEN POINT 3350 (REI)**

2 1 2

**Price:** $460,000
**Method:** Private Sale
**Date:** 19/08/2025
**Property Type:** House
**Land Size:** 412 sqm approx

Agent Comments

**14 Glazebrook St BALLARAT EAST 3350 (VG)**

2 - -

**Price:** $485,000
**Method:** Sale
**Date:** 16/08/2025
**Property Type:** House (Res)
**Land Size:** 864 sqm approx

Agent Comments



**1 Gray St BALLARAT EAST 3350 (VG)**

2 - -

**Price:** $520,000
**Method:** Sale
**Date:** 12/05/2025
**Property Type:** House (Res)
**Land Size:** 523 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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