

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

19 Bennett Street, Canadian Vic 3350

Indicative selling price

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

Range between \$665,000 & \$725,000

Median sale price

Median price \$525,000 Property Type House Suburb Canadian

Period - From 01/04/2025 to 30/06/2025 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	2 Xavier Ct BALLARAT EAST 3350	\$680,000	10/04/2025
2	2 Boyd Ct CANADIAN 3350	\$720,000	28/03/2025
3	11 Canadian Cr CANADIAN 3350	\$720,000	05/11/2024

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:

30/07/2025 11:31



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 801 sqm approx
Agent Comments

Indicative Selling Price
\$665,000 - \$725,000
Median House Price
June quarter 2025: \$525,000

Comparable Properties



2 Xavier Ct BALLARAT EAST 3350 (REI/VG)

Agent Comments

4 2 4

Price: \$680,000
Method: Private Sale
Date: 10/04/2025
Property Type: House
Land Size: 855 sqm approx



2 Boyd Ct CANADIAN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$720,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 606 sqm approx



11 Canadian Cr CANADIAN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$720,000
Method: Private Sale
Date: 05/11/2024
Property Type: House
Land Size: 941 sqm approx

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