

## 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 and  
postcode

3/201 SPENCER STREET CANADIAN VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$200,000

&

\$210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Land

Suburb

Canadian

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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

14 CASSINIA COURT CANADIAN VIC 3350	\$215,000	14-Apr-25
302 EUREKA STREET BALLARAT EAST VIC 3350	\$180,000	26-Nov-25
2B RICE STREET BALLARAT EAST VIC 3350	\$240,000	02-Mar-26

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: 27 May 2026

# McGrath

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## 14 CASSINIA COURT CANADIAN VIC 3350

4 2 2

Sold Price

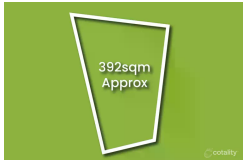
**\$215,000**

Sold Date

**14-Apr-25**

Distance

**0.66km**



## 302 EUREKA STREET BALLARAT EAST VIC 3350

- - -

Sold Price

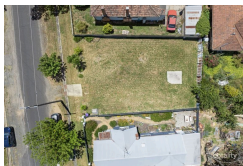
**\$180,000**

Sold Date

**26-Nov-25**

Distance

**1.4km**



## 2B RICE STREET BALLARAT EAST VIC 3350

- - -

Sold Price

**\$240,000**

Sold Date

**02-Mar-26**

Distance

**2.22km**

RS = Recent sale

UN = Undisclosed Sale

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