

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

421 Joseph Street, Canadian 3350

Indicative selling price

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

Single price

\$*

or range between

\$285,000

&

\$295,000

Median sale price

Median price

\$328,000

*House

X

*Unit

Suburb
or locality

Canadian

Period - From

1st Sept 2016

to

1st August 2017

Source

CoreLogic

Comparable property sales

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
304 Lal Lal Street, Canadian 3350	\$290,000	01/06/17
123 Lal Lal Street, Canadian 3350	\$280,000	21/10/16
242 Lal Lal Street, Canadian 3350	\$285,000	16/02/17