

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

418 Clayton Street Canadian VIC 3350

Indicative selling price

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

Single Price

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$344,500

*House

X

*Unit

Suburb

Canadian

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

3/312 Joseph Street Canadian VIC 3350	\$308,000	20-Feb-19
521 Kline Street Canadian VIC 3350	\$415,000	05-Nov-18
431 Joseph Street Canadian VIC 3350	\$260,000	30-Nov-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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3/312 Joseph Street Canadian VIC 3350

Sold Price **\$308,000** Sold Date **20-Feb-19**

3 1 1

Distance **0.2km**



521 Kline Street Canadian VIC 3350

Sold Price **\$415,000** Sold Date **05-Nov-18**

3 2 6

Distance **0.44km**



431 Joseph Street Canadian VIC 3350

Sold Price **\$260,000** Sold Date **30-Nov-18**

3 1 1

Distance **0.51km**



207 Joseph Street Canadian VIC 3350

Sold Price **\$370,000** Sold Date **08-Sep-18**

3 1 2

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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