

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Colette Ct, Canadian Vic 3350

Indicative selling price

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

Range between \$440,000

&

\$460,000

Median sale price

Median price \$412,000

Property Type House

Suburb Canadian

Period - From 01/10/2019

to 30/09/2020

Source REIV

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
1	33 Kirby Av CANADIAN 3350	\$460,000	14/09/2020
2	10 Belmar Cr CANADIAN 3350	\$450,000	27/05/2020
3	104 Canadian Lakes Blvd CANADIAN 3350	\$450,000	28/05/2020

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.~~

This Statement of Information was prepared on:

11/11/2020 15:28



Property Type: House (Res)
Land Size: 326 sqm approx
 Agent Comments

Indicative Selling Price

\$440,000 - \$460,000

Median House Price

Year ending September 2020: \$412,000

Comparable Properties



33 Kirby Av CANADIAN 3350 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 14/09/2020
Rooms: 6
Property Type: House (Res)
Land Size: 631 sqm approx



10 Belmar Cr CANADIAN 3350 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 27/05/2020
Property Type: House (Res)
Land Size: 512 sqm approx



104 Canadian Lakes Blvd CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 28/05/2020
Property Type: House (Res)
Land Size: 578 sqm approx