

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

2/714 GEELONG ROAD 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

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$389,530

Property type

Unit

Suburb

Canadian

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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

1/8 SPENCER STREET CANADIAN VIC 3350	\$320,000	25-May-23
2/301 MAIN ROAD GOLDEN POINT VIC 3350	\$320,000	12-Jul-23
3/38 ORION STREET SEBASTOPOL VIC 3356	\$345,000	04-Oct-23

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: 13 March 2024



**1/8 SPENCER STREET CANADIAN
VIC 3350**

Sold Price

\$320,000

Sold Date

25-May-23

 2

 1

 1

Distance

1.27km



**2/301 MAIN ROAD GOLDEN POINT
VIC 3350**

Sold Price

Sold Date

12-Jul-23

 2

 1

 1

Distance

1.53km



**3/38 ORION STREET SEBASTOPOL
VIC 3356**

Sold Price

\$345,000

Sold Date

04-Oct-23

 2

 1

 1

Distance

2.12km

RS = Recent sale

UN = Undisclosed Sale

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