

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 or
locality and postcode

13 Rattray Court, Canadian Vic 3350

Indicative selling price

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

Range between \$450,000 & \$470,000

Median sale price

Median price \$397,000 Property Type House Suburb Canadian

Period - From 01/07/2018 to 30/06/2019 Source REIV

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	11 Tulloch Rise CANADIAN 3350	\$465,000	29/07/2019
2	20 Canadian Cr CANADIAN 3350	\$450,000	10/08/2018
3	2 Pennyweight PI CANADIAN 3350	\$443,150	19/10/2018

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:

15/10/2019 12:18



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Rooms: 6**Property Type:** House (Res)**Land Size:** 784 sqm approx

Agent Comments

A great proposition for buyers chasing space and modern living, 13 Rattray Court is a great example and sure to snapped up quickly! Positioned in a well-established, quiet court this home provides all the space a family could need. Showcasing three bedrooms, the Master suite with updated en suite and walk in robe, while the remaining spacious bedrooms include built in robes. There is a separate living zone at the front, which could easily be utilised as a fourth bedroom or large home office, along with an open planned lounge which is combined with the kitchen / meals zone.

Comparable Properties

**11 Tulloch Rise CANADIAN 3350 (REI/VG)**

Agent Comments

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Price: \$465,000**Method:** Private Sale**Date:** 29/07/2019**Property Type:** House**Land Size:** 560 sqm approx**20 Canadian Cr CANADIAN 3350 (VG)**

Agent Comments

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Price: \$450,000**Method:** Sale**Date:** 10/08/2018**Property Type:** House (Res)**Land Size:** 770 sqm approx**2 Pennyweight PI CANADIAN 3350 (REI/VG)**

Agent Comments

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Price: \$443,150**Method:** Private Sale**Date:** 19/10/2018**Property Type:** House**Land Size:** 830 sqm approx