

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 46 Hocking Avenue Canadian

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$700,000 & \$750,000

Median sale price




Median price: \$355,000 House Suburb: Canadian
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



2 Broderick Ct CANADIAN




4  2  5 

In arguably the best position on offer in the Canadian Lakes development is this four bedroom home with options a plenty.

Sold by Private Sale \$665,000
Date Sold 16/06/2018
Land 992 SqM



307 Tinworth Av MOUNT CLEAR



4  2  2 

Set on 2035m2 (approx), within close proximity to Federation University, IBM Centre, Sovereign Hill and the Midvale Shopping

Sold by Private Sale \$877,000
Date Sold 31/05/2018



8 Carnaby Way CANADIAN

5  3  4 

Grand proportions, premium finishes and a superb maintenance free garden all set on a luxurious tone for outstanding spaces

Sold by Private Sale \$965,000
Date Sold 16/03/2018
Land 972 SqM