

## 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

2/317A LAL LAL STREET CANADIAN VIC 3350

### Indicative selling price

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

Single Price

or range  
between

\$475,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Canadian

Period-from

01 Nov 2021

to

31 Oct 2022

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

244A LAL LAL STREET CANADIAN VIC 3350	\$492,500	28-Jul-21
3/131 LARTER STREET CANADIAN VIC 3350	\$495,000	22-Sep-22
2/511 YORK STREET BALLARAT EAST VIC 3350	\$480,000	30-Aug-22

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.~~

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# McGrath

Alysha Croxford

M 03 5332 9226

E alyshacroxford@mcgrath.com.au



**244A LAL LAL STREET CANADIAN  
VIC 3350**

4 2 2

Sold Price

**\$492,500**

Sold Date

**28-Jul-21**

Distance

**0.24km**



**3/131 LARTER STREET CANADIAN  
VIC 3350**

3 2 2

Sold Price

<sup>RS</sup> **\$495,000**

Sold Date

**22-Sep-22**

Distance

**1km**



**2/511 YORK STREET BALLARAT  
EAST VIC 3350**

3 2 2

Sold Price

**\$480,000**

Sold Date

**30-Aug-22**

Distance

**1.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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