



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 838 sqm approx

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median House Price

Year ending March 2017: \$342,500

Comparable Properties



216 Wilson St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 06/09/2016

Rooms: 6

Property Type: House

Land Size: 934 sqm approx



8 Kirwan CI MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$392,500

Method: Private Sale

Date: 08/03/2017

Rooms: 5

Property Type: House

Land Size: 660 sqm approx



5 Pennyweight PI CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$382,000

Method: Private Sale

Date: 23/11/2016

Rooms: 5

Property Type: House

Land Size: 725 sqm approx

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

3 Pennyweight Place, Canadian Vic 3350

Indicative selling price

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

Range between \$390,000

&

\$420,000

Median sale price

Median price \$342,500

House

X

Suburb or locality

Canadian

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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
216 Wilson St CANADIAN 3350	\$415,000	06/09/2016
8 Kirwan CI MOUNT CLEAR 3350	\$392,500	08/03/2017
5 Pennyweight PI CANADIAN 3350	\$382,000	23/11/2016