

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

2/317 York St, Canadian Vic 3350

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$268,444 House Unit X Suburb or locality Canadian

Period - From 01/01/2017 to 31/12/2017 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 eighteen 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	2/519 Bond St GOLDEN POINT 3350	\$279,000	19/01/2018
2	7/719 Geelong Rd CANADIAN 3350	\$276,000	20/04/2017
3	4/309 Joseph St CANADIAN 3350	\$269,000	05/12/2017

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 eighteen months.

2/317 York St, Canadian Vic 3350

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Indicative Selling Price

\$275,000

Median Unit Price

Year ending December 2017: \$268,444



Rooms:

Property Type:

Agent Comments

Comparable Properties



2/519 Bond St GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$279,000

Method: Private Sale

Date: 19/01/2018

Rooms: 7

Property Type: Townhouse (Single)



7/719 Geelong Rd CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$276,000

Method: Private Sale

Date: 20/04/2017

Rooms: 4

Property Type: House (Res)



4/309 Joseph St CANADIAN 3350 (REI)

Agent Comments



Price: \$269,000

Method: Private Sale

Date: 05/12/2017

Rooms: -

Property Type: Flat