

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

313 Clayton Street, Canadian, VIC 3350

### Indicative selling price

\$ 335,000 - \$355,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 378,200

House

\*Delete house or unit as applicable

Suburb  
CANADIAN

Period  
10/01/2018 - 10/07/2019

Source  
Price Finder

### Comparable property sales

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



222 LARTER STREET  
GOLDEN POINT

3 1 2

Normal Sale \$335,000  
Date Sold 27/03/2019  
Land 390 sqm



624 WILSON STREET  
CANADIAN

3 1 2

Normal Sale \$325,000  
Date Sold 20/10/2018  
Land 859 sqm



1 RODNEY AVENUE  
CANADIAN

3 1 1

Normal Sale \$350,000  
Date Sold 06/02/2019  
Land 576 sqm