

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 8 Rattray Court, CANADIAN 3350

House

4 beds

2 baths

5 parking

### Indicative selling price

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

**Range from \$ 445,000 - \$ 455,000**

### Median sale price

Median **House** for **CANADIAN** for period **Mar 2016 - Feb 2017**  
Sourced from **Pricefinder**.

**\$ 345,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**16 Rattray Court,**  
Canadian 3350      Price \$ 462,000      Sold 23 December 2016

**2 Jenola Court,**  
Canadian 3350      Price \$ 375,000      Sold 10 October 2016

**5 Pennyweight Close,**  
Canadian 3350      Price \$ 382,000      Sold 10 November 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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