

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

3 COWLEY COURT CANADIAN VIC 3350

Indicative selling price

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

Single Price

or range
between

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

House

Suburb

Canadian

Period-from

01 Nov 2023

to

31 Oct 2024

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

204 HUMFFRAY STREET SOUTH BAKERY HILL VIC 3350	520000	08-Aug-24
1 CURNOW STREET GOLDEN POINT VIC 3350	510000	14-Aug-24
9 COWLEY COURT CANADIAN VIC 3350	505000	01-Nov-24

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.~~

This Statement of Information was prepared on: 21 November 2024



**204 HUMFFRAY STREET SOUTH
BAKERY HILL VIC 3350**

4 1 2

Sold Price

520000

Sold Date **08-Aug-24**

Distance

1.67km



**1 CURNOW STREET GOLDEN
POINT VIC 3350**

4 2 1

Sold Price

^{RS} **510000**

Sold Date **14-Aug-24**

Distance

1.69km



**9 COWLEY COURT CANADIAN VIC
3350**

4 2 2

Sold Price

^{RS} **505000**

Sold Date **01-Nov-24**

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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