

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

7 Canadian Springs Drive, Canadian Vic 3350

Indicative selling price

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

Range between \$345,000

&

\$375,000

Median sale price

Median price \$310,000 House X Unit Suburb or locality Canadian

Period - From 01/07/2016 to 30/06/2017 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	8 Stanbury Av CANADIAN 3350	\$359,000	18/10/2016
2	9 Canadian Cr CANADIAN 3350	\$350,000	07/02/2017
3	9 Rattray Ct CANADIAN 3350	\$345,000	24/12/2016

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.



4 2 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$345,000 - \$375,000
Median House Price
Year ending June 2017: \$310,000

On offer is this wonderful family home in comfortable Canadian. With 4 bedrooms and 2 bathrooms it suits the growing family with 2 generous living areas and a good sized corner block backyard. Central heating keeps the home comfortable through the winter months and the backyard Alfresco area gives the backyard living another dimension. A large master bedroom has his and hers wardrobes and an ensuite. All other bedrooms have built in robes and there is ample cupboard space throughout. The hub of the home is the spacious kitchen equipped with gas stove, dishwasher, double sink.

Comparable Properties

8 Stanbury Av CANADIAN 3350 (VG)

Agent Comments

3 - -

Price: \$359,000
Method: Sale
Date: 18/10/2016
Rooms: -
Property Type: House (Res)
Land Size: 379 sqm approx



9 Canadian Cr CANADIAN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$350,000
Method: Private Sale
Date: 07/02/2017
Rooms: 6
Property Type: House
Land Size: 571 sqm approx



9 Rattray Ct CANADIAN 3350 (VG)

Agent Comments

4 - -

Price: \$345,000
Method: Sale
Date: 24/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 945 sqm approx