

Jamie Gepp 0459 201 710 jgepp@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Ad Including subt locality andpost	ırb or	n Springs Drive, Can	adian Vic 3350	
Indicative selling	g price			
For the meaning of	f this price see co	nsumer.vic.gov.au/u	ınderquoting	
Range between	\$345,000	&	\$375,000	

Median sale price

Median price	\$310,000	Hou	ıse 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.

Add	dress 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.

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





Rooms:

Property Type: House (Res)

Agent Comments



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)





Price: \$359,000 Method: Sale Date: 18/10/2016

Rooms: -

Property Type: House (Res) Land Size: 379 sqm approx







Rooms: 6

Property Type: House

Land Size: 571 sqm approx

9 Rattray Ct CANADIAN 3350 (VG)







Price: \$345,000 Method: Sale Date: 24/12/2016

Rooms: -

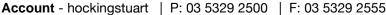
Property Type: House (Res) Land Size: 945 sqm approx

Agent Comments

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