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

413 Richards Street 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	\$600,000	&	\$640,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$460,000	Prop	erty type	pe House		Suburb	Canadian
Period-from	01 Sep 2020	to	31 Aug 2	2021	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	
9 Cherry Court Canadian VIC 3350	\$560,000	19-Jun-20	
8 Jenola Court Canadian VIC 3350	\$575,000	28-Oct-20	
9 Nelmore Court Ballarat East VIC 3350	\$600,000	17-Jun-21	

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: 09 September 2021

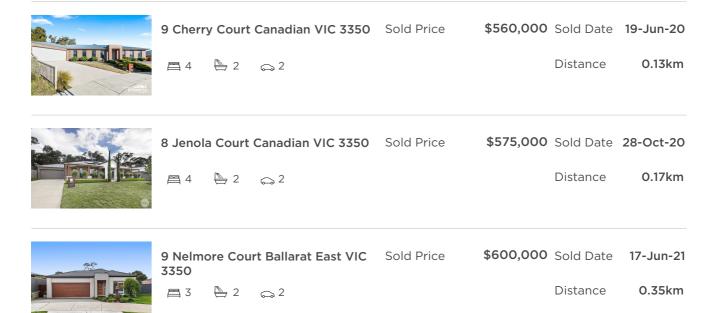


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RS = Recent sale UN = Undisclosed Sale

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