

51 Hocking Avenue, Canadian Vic 3350

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Indicative Selling Price

\$545,000 - \$599,500

Median House Price

March quarter 2017: \$287,500



Rooms:

Property Type:

Agent Comments

Comparable Properties



10 Avenwood CI CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 09/06/2016

Rooms: 5

Property Type: House

Land Size: 1122 sqm



4 Carnaby Way CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 28/09/2016

Rooms: -

Property Type: House

Land Size: 588 sqm



9 Sailors Gully Blvd MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$541,000

Method: Private Sale

Date: 06/05/2016

Rooms: 9

Property Type: House

Land Size: 725 sqm

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

51 Hocking Avenue, Canadian Vic 3350

Indicative selling price

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

Range between \$545,000 & \$599,500

Median sale price

Median price \$287,500 House X Suburb or locality Canadian

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

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
10 Avenwood CI CANADIAN 3350	\$580,000	09/06/2016
4 Carnaby Way CANADIAN 3350	\$575,000	28/09/2016
9 Sailors Gully Blvd MOUNT CLEAR 3350	\$541,000	06/05/2016