

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

27 Kirby Avenue, Canadian Vic 3350

Indicative selling price

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

Range between \$370,000

&

\$380,000

Median sale price

Median price \$345,000

House

X

Unit

Suburb or locality

Canadian

Period - From 01/07/2017

to

30/09/2017

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	23 Horwood Dr CANADIAN 3350	\$387,500	11/11/2017
2	435 Gladstone St GOLDEN POINT 3350	\$385,000	14/12/2016
3	8 Frow Ct CANADIAN 3350	\$370,000	14/05/2017

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.



Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$370,000 - \$380,000
Median House Price
 September quarter 2017: \$345,000

Comparable Properties



23 Horwood Dr CANADIAN 3350 (REI)

Agent Comments



Price: \$387,500
Method: Private Sale
Date: 11/11/2017
Rooms: 5
Property Type: House
Land Size: 561 sqm approx



435 Gladstone St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 14/12/2016
Rooms: -
Property Type: House
Land Size: 809 sqm approx



8 Frow Ct CANADIAN 3350 (VG)

Agent Comments



Price: \$370,000
Method: Sale
Date: 14/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 540 sqm approx