

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

122 Canadian Lakes Boulevard, Canadian Vic 3350

Indicative selling price

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

Range between

\$890,000

&

\$910,000

Median sale price

Median price

\$507,500

Property Type

House

Suburb

Canadian

Period - From

01/07/2023

to

30/06/2024

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 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 |
|---|-----------------------------------|-------------|--------------|
| 1 | 1 Kirwan CI MOUNT CLEAR 3350 | \$960,000 | 05/08/2024 |
| 2 | 22 Greenhaven Ct MOUNT CLEAR 3350 | \$930,000 | 03/07/2024 |
| 3 | 14 Greenhaven Ct MOUNT CLEAR 3350 | \$1,000,000 | 14/02/2024 |

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:

03/12/2024 16:28



 4  2  3

Property Type: House (Res)

Land Size: 826 sqm approx

Agent Comments

Indicative Selling Price

\$890,000 - \$910,000

Median House Price

Year ending June 2024: \$507,500

Comparable Properties



1 Kirwan CI MOUNT CLEAR 3350 (REI)

Agent Comments

 4  2  2

Price: \$960,000

Method: Private Sale

Date: 05/08/2024

Property Type: House

Land Size: 700 sqm approx



22 Greenhaven Ct MOUNT CLEAR 3350 (REI)

Agent Comments

 3  2  5

Price: \$930,000

Method: Private Sale

Date: 03/07/2024

Property Type: House (Res)

Land Size: 816 sqm approx



14 Greenhaven Ct MOUNT CLEAR 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,000,000

Method: Private Sale

Date: 14/02/2024

Property Type: House

Land Size: 3485 sqm approx