

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 17/316 Lal Lal Street, Canadian Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$330,000 & \$345,000

Median sale price

Median price \$390,000 Property Type Unit Suburb Canadian

Period - From 26/11/2023 to 25/11/2024 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 | 3/418 Joseph St CANADIAN 3350 | \$325,000 | 14/08/2024 |
| 2 | 5/11 Spencer St CANADIAN 3350 | \$345,000 | 23/07/2024 |
| 3 | 2/322 Joseph St CANADIAN 3350 | \$347,000 | 07/06/2024 |

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: 26/11/2024 14:27



Rooms: 4
Property Type: Townhouse (Single)
Land Size: 300 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$330,000 - \$345,000
Median Unit Price
26/11/2023 - 25/11/2024: \$390,000

Comparable Properties



3/418 Joseph St CANADIAN 3350 (REI)

[Agent Comments](#)



Price: \$325,000
Method: Private Sale
Date: 14/08/2024
Property Type: Unit
Land Size: 211 sqm approx



5/11 Spencer St CANADIAN 3350 (REI)

[Agent Comments](#)



Price: \$345,000
Method: Private Sale
Date: 23/07/2024
Rooms: 4
Property Type: Unit



2/322 Joseph St CANADIAN 3350 (REI/VG)

[Agent Comments](#)



Price: \$347,000
Method: Private Sale
Date: 07/06/2024
Property Type: Townhouse (Single)

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