### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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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
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#### Median sale price

Median price	\$390,000	Pro	perty Type	Jnit		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.

Ad	dress 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







**2 1 4** 

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)

2

1

**3** 

**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)

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2

1

7

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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)

2

**:** 

**J** 1

**A** 

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**Price:** \$347,000 **Method:** Private Sale **Date:** 07/06/2024

Property Type: Townhouse (Single)

Agent Comments

Account - Fletchers | P: 03 5333 4797





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