

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

1/316 Lal Lal Street, Canadian VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$350,000

&

\$370,000

Median sale price

***Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing media sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents ACT 1980*.

Comparable property sales

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
1/18 Gale Street Canadian VIC 3350	\$365,000	07-05-2021
1/7 Anderson Court Canadian VIC 3350	\$400,000	30-06-2021
2/712 Geelong Road Canadian VIC 3350	\$349,000	25-07-2021

This Statement of Information was prepared on: 15-02-2022