

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 39 Butt 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 \$335,000 & \$345,000

Median sale price

Median price \$505,000 Property Type House Suburb Canadian

Period - From 01/10/2023 to 30/09/2024 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 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	396 Richards St CANADIAN 3350	\$350,000	23/09/2024
2	311 Larter St CANADIAN 3350	\$330,000	03/09/2024
3			

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.

This Statement of Information was prepared on: 14/10/2024 16:32

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Property Type:
Agent Comments

Indicative Selling Price
\$335,000 - \$345,000
Median House Price
Year ending September 2024: \$505,000

Comparable Properties



396 Richards St CANADIAN 3350 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 23/09/2024
Property Type: House



311 Larter St CANADIAN 3350 (REI)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 03/09/2024
Property Type: House
Land Size: 760 sqm approx

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.

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