

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

34 Canadian Crescent, Canadian Vic 3350

Indicative selling price

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

Range between

\$600,000

&

\$640,000

Median sale price

Median price

\$580,000

Property Type

House

Suburb

Canadian

Period - From

01/07/2021

to

30/09/2021

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	24 Canadian Cr CANADIAN 3350	\$662,000	09/08/2021
2	101 Canadian Lakes Blvd CANADIAN 3350	\$650,000	11/09/2021
3	6 Sangria Ct MOUNT CLEAR 3350	\$580,000	14/07/2021

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:

11/11/2021 15:00



Property Type: House (Previously Occupied - Detached)

Land Size: 678 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$640,000

Median House Price

September quarter 2021: \$580,000

Comparable Properties



24 Canadian Cr CANADIAN 3350 (VG)

Agent Comments



Price: \$662,000

Method: Sale

Date: 09/08/2021

Property Type: House (Res)

Land Size: 727 sqm approx



101 Canadian Lakes Blvd CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 11/09/2021

Property Type: House (Res)

Land Size: 800 sqm approx



6 Sangria Ct MOUNT CLEAR 3350 (VG)

Agent Comments



Price: \$580,000

Method: Sale

Date: 14/07/2021

Property Type: House (Res)

Land Size: 1154 sqm approx