

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

8 Payton Crescent, Canadian Vic 3350

Indicative selling price

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

Range between \$750,000 & \$780,000

Median sale price

Median price \$507,500 Property Type House Suburb Canadian

Period - From 01/07/2024 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 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	46 Hocking Av MOUNT CLEAR 3350	\$750,000	18/10/2024
2	16 Horwood Dr MOUNT CLEAR 3350	\$752,000	24/10/2023
3	17 Butt St CANADIAN 3350	\$825,000	24/05/2023

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:

20/11/2024 08:30



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Property Type: House
Land Size: 941 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$780,000
Median House Price
September quarter 2024: \$507,500

Comparable Properties



46 Hocking Av MOUNT CLEAR 3350 (REI)

Agent Comments

4 2 2

Price: \$750,000
Method: Auction Sale
Date: 18/10/2024
Property Type: House (Res)



16 Horwood Dr MOUNT CLEAR 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$752,000
Method: Private Sale
Date: 24/10/2023
Property Type: House
Land Size: 711 sqm approx



17 Butt St CANADIAN 3350 (VG)

Agent Comments

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Price: \$825,000
Method: Sale
Date: 24/05/2023
Property Type: Warehouse
Land Size: 1330 sqm approx