Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Payton Crescent, Canadian Vic 3350
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Indicative selling price

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

Range between	\$750,000	&	\$780,000
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Median sale price

Median price	\$507,500	Pro	perty 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.

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Add	dress 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 comparableproperties 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









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)

Price: \$750,000 Method: Auction Sale Date: 18/10/2024

Property Type: House (Res)

Agent Comments



16 Horwood Dr MOUNT CLEAR 3350 (REI/VG)

Price: \$752,000 Method: Private Sale



Agent Comments

Date: 24/10/2023 Property Type: House Land Size: 711 sqm approx



17 Butt St CANADIAN 3350 (VG)



Price: \$825,000 Method: Sale Date: 24/05/2023

Property Type: Warehouse Land Size: 1330 sqm approx **Agent Comments**

Account - Fletchers | P: 03 5333 4797





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