

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

164 Canadian Lakes Boulevard, Canadian Vic 3350

Indicative selling price

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

Range between \$430,000

&

\$450,000

Median sale price

Median price \$381,500

House

X

Unit

Suburb or locality

Canadian

Period - From 01/01/2018

to

31/03/2018

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	12 Clayton Park Dr CANADIAN 3350	\$445,000	11/04/2018
2	6 Deep Lead CI CANADIAN 3350	\$430,000	12/10/2017
3	7 Avenwood CI CANADIAN 3350	\$420,000	28/02/2018

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.

164 Canadian Lakes Boulevard, Canadian Vic 3350

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Indicative Selling Price

\$430,000 - \$450,000

Median House Price

March quarter 2018: \$381,500



Rooms:

Property Type: Land

Land Size: 743 sqm approx

Agent Comments

Comparable Properties



12 Clayton Park Dr CANADIAN 3350 (REI)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 11/04/2018

Rooms: -

Property Type: House (Res)



6 Deep Lead Cl CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 12/10/2017

Rooms: -

Property Type: House

Land Size: 901 sqm approx



7 Avenwood Cl CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 28/02/2018

Rooms: 5

Property Type: House

Land Size: 1113 sqm approx