

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 and
postcode

235 LARTER STREET CANADIAN VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Other

Suburb

Canadian

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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

619 BARKLY STREET GOLDEN POINT VIC 3350	\$555,000	20-Dec-22
607 HUMFFRAY STREET SOUTH GOLDEN POINT VIC 3350	\$537,500	17-Nov-22
403 BRADSHAW STREET GOLDEN POINT VIC 3350	\$510,000	31-Oct-22

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: 30 January 2023



619 BARKLY STREET GOLDEN POINT VIC 3350

 3
  1
  1

Sold Price

^{RS}
\$555,000

Sold Date

20-Dec-22

Distance

1.15km


607 HUMFFRAY STREET SOUTH GOLDEN POINT VIC 3350

 4
  1
  1

Sold Price

\$537,500

Sold Date

17-Nov-22

Distance

1.41km


403 BRADSHAW STREET GOLDEN POINT VIC 3350

 3
  1
  1

Sold Price

^{RS}
\$510,000

Sold Date

31-Oct-22

Distance

0.86km
RS = Recent sale

UN = Undisclosed Sale

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