

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

3 Kirby Avenue, 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

\$300,000

or range between

\$*

&

\$*

Median sale price

Median price

\$172,900

Property type

Land

Suburb

Canadian

Period - From

01/05/2020

to

30/04/2021

Source

CoreLogic

Comparable property sales

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

38 Kirby Avenue, Canadian Vic 3350	\$311,000	29/04/2021
16 Otway Street South, Ballarat East Vic 3350	\$255,000	09/12/2020
117 Sim Street, Black Hill Vic 3350	\$260,000	18/09/2020

This Statement of Information was prepared on: 20/08/2021