

# 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

10 Hammill Close, Canadian Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$540,000

### Median sale price

Median price \$515,000 Property Type House Suburb Canadian

Period - From 01/10/2020 to 31/12/2020 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	1 Liston CI MOUNT CLEAR 3350	\$580,000	05/10/2020
2	15 Belmar Cr CANADIAN 3350	\$510,000	22/09/2020
3	12 Hammill CI CANADIAN 3350	\$485,000	10/02/2021

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:

08/03/2021 13:43



**Property Type:** Land  
**Land Size:** 603 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$540,000  
**Median House Price**  
December quarter 2020: \$515,000

## Comparable Properties



**1 Liston CI MOUNT CLEAR 3350 (REI/VG)**

**Agent Comments**



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 05/10/2020  
**Property Type:** House  
**Land Size:** 792 sqm approx



**15 Belmar Cr CANADIAN 3350 (REI/VG)**

**Agent Comments**



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 22/09/2020  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx



**12 Hammill CI CANADIAN 3350 (REI)**

**Agent Comments**



**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 10/02/2021  
**Property Type:** House (Res)  
**Land Size:** 612 sqm approx