



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Avenwood Close, CANADIAN 3350

### Indicative selling price

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

**Range \$419,000 - \$429,000**

### Median sale price

Median **House** for **CANADIAN** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$330,000**

### Comparable property sales

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 the most comparable to the property for sale.

<b>10 Avenwood Close,</b> Canadian 3350	<b>Price \$580,000</b> Sold 02 June 2016
<b>11 Avenwood Close,</b> Canadian 3350	<b>Price \$477,000</b> Sold 12 December 2016
<b>2 Canadian Springs Drive,</b> Canadian 3350	<b>Price \$465,000</b> Sold 23 March 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



4 beds



2 baths



2 parking

### Contact agents



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