

30 Kirby Avenue, Canadian Vic 3350

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Indicative Selling Price

\$500,000

Median House Price

Year ending March 2017: \$342,500



Rooms:

Property Type: Land

Land Size: 604 sqm

Agent Comments

Comparable Properties



9 Sailors Gully Blvd MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$541,000

Method: Private Sale

Date: 06/05/2016

Rooms: 9

Property Type: House

Land Size: 725 sqm



24 Greenhaven Ct MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 20/01/2016

Rooms: 11

Property Type: House

Land Size: 798 sqm



98 Hermitage Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$482,000

Method: Private Sale

Date: 13/10/2016

Rooms: 5

Property Type: House

Land Size: 711 sqm

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

30 Kirby Avenue, Canadian Vic 3350

Indicative selling price

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

Single price

\$500,000

Median sale price

Median price

\$342,500

House

X

Suburb or locality

Canadian

Period - From

01/04/2016

to

31/03/2017

Source

REIV

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
9 Sailors Gully Blvd MOUNT CLEAR 3350	\$541,000	06/05/2016
24 Greenhaven Ct MOUNT CLEAR 3350	\$500,000	20/01/2016
98 Hermitage Av MOUNT CLEAR 3350	\$482,000	13/10/2016