

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

2 Valley Drive, Canadian Vic 3350

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$381,250

Property Type House

Suburb Canadian

Period - From 21/01/2019

to 20/01/2020

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	11 Provincial Way CANADIAN 3350	\$600,000	26/07/2019
2	505 Richards St CANADIAN 3350	\$585,000	13/05/2019
3	9 Imperial Way CANADIAN 3350	\$570,000	10/12/2018

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:

21/01/2020 10:39

James Nicol

03 5331 3911

0499 844 499

jnicol@bigginScott.com.au

Indicative Selling Price

\$550,000 - \$600,000

Median House Price

21/01/2019 - 20/01/2020: \$381,250



Property Type: Land

Agent Comments

Comparable Properties



11 Provincial Way CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 26/07/2019

Property Type: House (Res)

Land Size: 825 sqm approx



505 Richards St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 13/05/2019

Property Type: House

Land Size: 713 sqm approx



9 Imperial Way CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 10/12/2018

Rooms: 10

Property Type: House

Land Size: 679 sqm approx