

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 and
postcode

10 Ron Court 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

or range
between

\$225,000

&

\$229,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$312,500

Property type

Unit

Suburb

Canadian

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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

2/8 Gale Street Canadian VIC 3350	\$250,000	22-Jul-20
9 Federation Drive Sebastopol VIC 3356	\$220,000	11-Feb-20
1/24 Spencer Street Sebastopol VIC 3356	\$230,000	13-Jun-20

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: 26 October 2020

McGrath

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2/8 Gale Street Canadian VIC 3350 Sold Price **\$250,000** Sold Date **22-Jul-20**

2 1 1

Distance **0.3km**



9 Federation Drive Sebastopol VIC 3356 Sold Price **\$220,000** Sold Date **11-Feb-20**

1 - -

Distance **3.42km**



1/24 Spencer Street Sebastopol VIC 3356 Sold Price **\$230,000** Sold Date **13-Jun-20**

2 1 1

Distance **3.57km**

RS = Recent sale

UN = Undisclosed Sale

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