

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

722 Geelong Road, Canadian 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 \$545,000 & \$585,000

Median sale price

Median price

\$437,500

Property type

House

Suburb

Canadian

Period - From

01/05/2020

to

30/04/2021

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
713 Laurie Street, Mount Pleasant 3350	\$600,000	06/04/2021
16 Young Street, Golden Point 3350	\$595,500	03/02/2021
410 Armstrong Street South, Ballarat Central 3350	\$545,000	23/01/2021

This Statement of Information was prepared on: 21/05/2021