

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

4/719 GEELONG ROAD 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

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,300

Property type

Unit

Suburb

Canadian

Period-from

01 Oct 2021

to

30 Sep 2022

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

4/106 WHITEHORSE ROAD MOUNT CLEAR VIC 3350	\$410,000	30-Jun-22
5/5 HOCKING AVENUE CANADIAN VIC 3350	\$405,000	29-Mar-22
4/412A WILSON STREET CANADIAN VIC 3350	\$410,000	28-Mar-22

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: 05 October 2022



4/106 WHITEHORSE ROAD MOUNT CLEAR VIC 3350

3 2 1

Sold Price \$410,000 Sold Date 30-Jun-22

Distance **2.16km**



5/5 HOCKING AVENUE CANADIAN VIC 3350

3 1 1

Sold Price \$405,000 Sold Date 29-Mar-22

Distance **0.94km**



4/412A WILSON STREET CANADIAN VIC 3350

3 1 1

Sold Price \$410,000 Sold Date 28-Mar-22

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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