

## 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

15 Ron Court, Canadian Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$259,000

#### Median sale price

Median price \$427,500 House ☒ Unit ☐ Suburb or locality Canadian

Period - From 01/07/2018 to 30/09/2018 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 eighteen 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	4/309 Joseph St CANADIAN 3350	\$269,000	05/12/2017
2	15 Ron Ct CANADIAN 3350	\$260,000	01/04/2014
3	3 Ron Ct CANADIAN 3350	\$250,000	21/11/2017

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 eighteen months.



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 185 sqm approx

Agent Comments

## Comparable Properties



**4/309 Joseph St CANADIAN 3350 (REI)**

Agent Comments



**Price:** \$269,000

**Method:** Private Sale

**Date:** 05/12/2017

**Rooms:** -

**Property Type:** Flat



**15 Ron Ct CANADIAN 3350 (VG)**

Agent Comments



**Price:** \$260,000

**Method:** Sale

**Date:** 01/04/2014

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 185 sqm approx



**3 Ron Ct CANADIAN 3350 (REI/VG)**

Agent Comments



**Price:** \$250,000

**Method:** Private Sale

**Date:** 21/11/2017

**Rooms:** -

**Property Type:** Townhouse (Single)

**Land Size:** 129 sqm approx