

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 521 Kline Street Canadian

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$395,000 & \$425,000

#### Median sale price

Median price: \$355,000 House Suburb: Canadian  
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

#### Comparable property sales

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.



#### 429 Richards St CANADIAN

3 2 2

Set on an abundant 690m2 corner allotment (approx.) overlooking a local reserve, offering space for families to enjoy,

**Sold by Private Sale \$393,000**  
**Date Sold 05/03/2018**  
**Land 701 SqM**



#### 4 Clayton Park Dr CANADIAN

4 2 4

If you're looking for perfection then look no further. This stunningly presented family home has everything you could need

**Sold by Private Sale \$427,500**  
**Date Sold 26/09/2018**



#### 6 Deep Lead Cl CANADIAN

3 2 3

Beautifully presented in a quiet court, this spacious quality built Bryan & Peterson home is suitable for the investor, family or

**Sold by Private Sale \$430,000**  
**Date Sold 12/10/2017**  
**Land 901 SqM**