

# 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

5/240 Lal Lal Street Canadian VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$399,000 & \$439,000

### Median sale price

Median price

\$408,300

Property type

Unit

Suburb

Canadian

Period - From

01.10.2021

to

30.09.2022

Source

Corelogic

### Comparable property sales

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
3/5 Penfold Close Canadian VIC 3350	\$461,000	04.10.2021
4/131 Larter Street Canadian VIC 3350	\$456,456	07.03.2022
7/240 Lal Lal Street Canadian VIC 3350	\$469,000	12.08.2022

This Statement of Information was prepared on: 30.11.2022