



Rooms:

Property Type: House (Res)

Land Size: 129 sqm

Agent Comments

Comparable Properties



4 Ron Ct CANADIAN 3350 (VG)

Agent Comments



Price: \$274,900

Method: Sale

Date: 23/03/2016

Rooms: -

Property Type: House (Res)

Land Size: 161 sqm



16 Ron Ct CANADIAN 3350 (VG)

Agent Comments



Price: \$269,950

Method: Sale

Date: 21/12/2015

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



6/719 Geelong Rd CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$260,000

Method: Private Sale

Date: 09/01/2016

Rooms: 3

Property Type: Unit

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

3 Ron Court, Canadian Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$255,000

Median sale price

Median price \$342,500

House X

Suburb or locality Canadian

Period - From 01/04/2016

to 31/03/2017

Source REIV

Comparable property sales

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 Ron Ct CANADIAN 3350	\$274,900	23/03/2016
16 Ron Ct CANADIAN 3350	\$269,950	21/12/2015
6/719 Geelong Rd CANADIAN 3350	\$260,000	09/01/2016