

## 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 Rodney Avenue, Canadian Vic 3350

#### Indicative selling price

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

Range between \$379,000

&

\$399,000

#### Median sale price

Median price \$380,000

House

X

Unit

Suburb or locality

Canadian

Period - From 01/10/2017

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	170 Canadian Lakes Blvd CANADIAN 3350	\$385,000	17/10/2018
2	1 Watson Dr MOUNT PLEASANT 3350	\$380,000	17/07/2018
3	5 Hammill Cl CANADIAN 3350	\$380,000	28/06/2018

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.



3 2 2

**Rooms:** 6  
**Property Type:** Residential  
**Land Size:** 571 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$379,000 - \$399,000  
**Median House Price**  
Year ending September 2018: \$380,000

## STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

## Comparable Properties



**170 Canadian Lakes Blvd CANADIAN 3350 (REI)**

**Agent Comments**

3 2 2

**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 17/10/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 565 sqm approx



**1 Watson Dr MOUNT PLEASANT 3350 (REI)**

**Agent Comments**

3 2 2

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 17/07/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1059 sqm approx



**5 Hammill Ct CANADIAN 3350 (REI)**

**Agent Comments**

3 2 2

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 28/06/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 620 sqm approx