

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 and
postcode

3 RATTRAY COURT CANADIAN VIC 3350

Indicative selling price

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

Single Price

\$315,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$358,750

Property type

Land

Suburb

Canadian

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 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

136 FINLAY STREET BROWN HILL VIC 3350	\$295,000	11-Apr-23
28 RECREATION ROAD MOUNT CLEAR VIC 3350	\$295,000	23-Aug-22
8 HENRY AVENUE MOUNT CLEAR VIC 3350	\$289,000	12-Apr-23

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 18 months.

This Statement of Information was prepared on: 17 April 2023


**136 FINLAY STREET BROWN HILL
VIC 3350**
 -  -  -

Sold Price

^{RS}
\$295,000

Sold Date

11-Apr-23

Distance

2.77km

**28 RECREATION ROAD MOUNT
CLEAR VIC 3350**
 -  -  -

Sold Price

\$295,000

Sold Date

23-Aug-22

Distance

3.56km

**8 HENRY AVENUE MOUNT CLEAR
VIC 3350**
 -  -  -

Sold Price

^{RS}
\$289,000

Sold Date

12-Apr-23

Distance

3.97km

RS = Recent sale

UN = Undisclosed Sale

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