

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

408 JOSEPH STREET 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

or range
between

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$556,250

Property type

House

Suburb

Canadian

Period-from

01 Jul 2022

to

30 Jun 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

299 LARTER STREET CANADIAN VIC 3350	\$420,000	05-May-23
502 WILSON STREET CANADIAN VIC 3350	\$435,000	31-Mar-23
335 RICHARDS STREET BALLARAT EAST VIC 3350	\$425,000	20-Nov-22

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: 31 July 2023


**299 LARTER STREET CANADIAN
VIC 3350**
 2  1  2

Sold Price

\$420,000

Sold Date **05-May-23**

Distance **0.58km**

**502 WILSON STREET CANADIAN
VIC 3350**
 3  1  -

Sold Price

^{RS} **\$435,000**

Sold Date **31-Mar-23**

Distance **0.94km**

**335 RICHARDS STREET BALLARAT
EAST VIC 3350**
 3  1  2

Sold Price

\$425,000

Sold Date **20-Nov-22**

Distance **1.31km**
RS = Recent sale

UN = Undisclosed Sale

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