

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

21 TULLOCH RISE 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,250

Property type

House

Suburb

Canadian

Period-from

01 Dec 2022

to

30 Nov 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

37 TULLOCH RISE CANADIAN VIC 3350	\$530,000	29-Nov-23
110 CANADIAN LAKES BOULEVARD CANADIAN VIC 3350	\$600,000	08-Aug-22
10 TINWORTH AVENUE CANADIAN VIC 3350	\$573,000	13-Sep-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: 18 December 2023



37 TULLOCH RISE CANADIAN VIC 3350

Sold Price

RS

\$530,000

Sold Date

29-Nov-23

3

2

2

Distance

0.13km



**110 CANADIAN LAKES
BOULEVARD CANADIAN VIC 3350**

Sold Price

\$600,000

Sold Date

08-Aug-22

3

2

2

Distance

0.25km



**10 TINWORTH AVENUE CANADIAN
VIC 3350**

Sold Price

\$573,000

Sold Date

13-Sep-22

3

2

2

Distance

0.66km



**317 TINWORTH AVENUE MOUNT
CLEAR VIC 3350**

Sold Price

\$550,000

Sold Date

07-Nov-22

3

2

2

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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