

## 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

10 Tulloch Rise Canadian VIC 3350

### Indicative selling price

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

Single Price

or range  
between

\$740,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Canadian

Period-from

01 Oct 2020

to

30 Sep 2021

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

40 Horwood Drive Mount Clear VIC 3350	\$840,000	03-Sep-21
9 Doherty Close Mount Clear VIC 3350	\$800,000	06-Aug-21
115 Lal Lal Street Canadian VIC 3350	\$750,000	20-Oct-20

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.~~

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# McGrath

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**40 Horwood Drive Mount Clear VIC 3350** Sold Price <sup>RS</sup> **\$840,000** Sold Date **03-Sep-21**

4 2 2

Distance **0.44km**



**9 Doherty Close Mount Clear VIC 3350** Sold Price **\$800,000** Sold Date **06-Aug-21**

4 2 2

Distance **0.49km**



**115 Lal Lal Street Canadian VIC 3350** Sold Price **\$750,000** Sold Date **20-Oct-20**

6 2 2

Distance **1.58km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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