

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 andpostcode

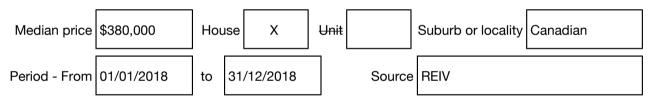
42 Kirby Avenue, Canadian Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$460,000	&	\$480,000
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Median sale price



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	5 Kylie Ct MOUNT CLEAR 3350	\$474,000	28/11/2018
2	71 Hocking Av MOUNT CLEAR 3350	\$470,000	20/09/2018
3	3 Kirwan CI MOUNT CLEAR 3350	\$465,000	18/09/2018

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Land Land Size: 1022 sqm approx Agent Comments Indicative Selling Price \$470,000 - \$490,000 Median House Price Year ending December 2018: \$380,000

Comparable Properties

	5 Kylie Ct MOUNT CLEAR 3350 (REI/VG) 4 2 2 2 Price: \$474,000 Method: Private Sale Date: 28/11/2018 Rooms: - Property Type: House Land Size: 828 sqm approx	Agent Comments
button	71 Hocking Av MOUNT CLEAR 3350 (REI/VG) 4 2 2 2 Price: \$470,000 Method: Private Sale Date: 20/09/2018 Rooms: - Property Type: House Land Size: 600 sqm approx	Agent Comments
	3 Kirwan CI MOUNT CLEAR 3350 (REI) 4 2 2 2 Price: \$465,000 Method: Private Sale Date: 18/09/2018 Rooms: - Property Type: House Land Size: 791 sqm approx	Agent Comments

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