

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 and postcode

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

Median sale price

Median price \$380,000 House X Unit Suburb or locality Canadian

Period - From 01/01/2018 to 31/12/2018 Source REIV

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 Cl 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.



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)

Agent Comments



Price: \$474,000
Method: Private Sale
Date: 28/11/2018
Rooms: -
Property Type: House
Land Size: 828 sqm approx



71 Hocking Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 20/09/2018
Rooms: -
Property Type: House
Land Size: 600 sqm approx



3 Kirwan Ct MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 18/09/2018
Rooms: -
Property Type: House
Land Size: 791 sqm approx