

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

32 Canadian Crescent, Canadian, VIC 3350

Indicative selling price

\$ 430,000 - \$450,000

Range between

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

Median sale price

Median price
\$ 350,000

House

*Delete house or unit as applicable

Suburb
CANADIAN

Period
05/08/2018 - 01/02/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



29 KIRBY AVENUE
CANADIAN

3 2 2

Normal Sale \$462,137
Date Sold 08/08/2018
Land 626 sqm



10 FROW COURT
CANADIAN

3 2 2

Normal Sale \$425,000
Date Sold 15/11/2018
Land 760 sqm



4 CLAYTON PARK DRIVE
CANADIAN

4 2 4

Normal Sale \$427,500
Date Sold 08/09/2018
Land 713 sqm