

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 MONASH PLACE 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

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

House

Suburb

Canadian

Period-from

01 Sep 2023

to

31 Aug 2024

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

12/1006-1010 GEELONG ROAD MOUNT CLEAR VIC 3350	\$352,000	06-May-24
122 LITTLE DODDS STREET GOLDEN POINT VIC 3350	\$365,000	26-Jan-24
36 CHARLOTTE STREET SEBASTOPOL VIC 3356	\$370,000	13-May-24

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: 26 September 2024



**12/1006-1010 GEELONG ROAD
MOUNT CLEAR VIC 3350**

2 1 -

Sold Price **\$352,000** Sold Date **06-May-24**

Distance **0.33km**



**122 LITTLE DODDS STREET
GOLDEN POINT VIC 3350**

2 1 1

Sold Price **\$365,000** Sold Date **26-Jan-24**

Distance **2.28km**



**36 CHARLOTTE STREET
SEBASTOPOL VIC 3356**

2 1 1

Sold Price **\$370,000** Sold Date **13-May-24**

Distance **2.38km**

RS = Recent sale UN = Undisclosed Sale

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