

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

20/233 Joseph Street, Canadian, VIC 3350
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Indicative selling price

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

Single price \$299,000 or range between &

Median sale price

Median price \$ 375,000 Property type House Suburb CANADIAN

Period - From 03/08/2018 to 03/02/2020 Source CoreLogic

Comparable property sales

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
1 5/406 Bradshaw Street Golden Point	\$310,000	21/08/2019
2 3/740 Geelong Road Canadian	\$300,000	04/07/2019
3 4/812 Geelong Road Canadian	\$303,000	21/05/2019

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: 03/02/2020