

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

20 Clayton Park Drive, Canadian Vic 3350

Indicative selling price

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

Range between

\$620,000

&

\$650,000

Median sale price

Median price

\$612,500

Property Type

House

Suburb

Canadian

Period - From

01/01/2022

to

31/03/2022

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 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	417 Clayton St CANADIAN 3350	\$660,000	30/06/2021
2	441 Kline St CANADIAN 3350	\$540,000	21/10/2021
3	24 Clayton Park Dr CANADIAN 3350	\$520,000	21/04/2022

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:

17/06/2022 11:07



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Property Type: House
Land Size: 705 sqm approx

Agent Comments

delightful home comprising 3 living areas, 3 bedrooms plus study, ensuite, solar panels, ducted heating and ducted cooling, slow combustion heater, extra driveway, double garage and large shed

Indicative Selling Price

\$620,000 - \$650,000

Median House Price

March quarter 2022: \$612,500

Comparable Properties



417 Clayton St CANADIAN 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$660,000
Method: Private Sale
Date: 30/06/2021
Property Type: House
Land Size: 581 sqm approx



441 Kline St CANADIAN 3350 (VG)

Agent Comments

3 - -

Price: \$540,000
Method: Sale
Date: 21/10/2021
Property Type: House (Res)
Land Size: 697 sqm approx



24 Clayton Park Dr CANADIAN 3350 (REI)

Agent Comments

3 1 2

Price: \$520,000
Method: Private Sale
Date: 21/04/2022
Property Type: House
Land Size: 748 sqm approx