

# 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

23 Rodney Avenue, Canadian Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$435,000 & \$465,000

### Median sale price

Median price \$382,500 Property type House Suburb Canadian

Period - From 01/06/2019 to 31/05/2020 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
16 Belmar Crescent, Canadian Vic 3350	\$413,000	14/12/19
317 Tinworth Avenue, Mount Clear Vic 3350	\$430,000	14/03/20
603 Grant Street, Golden Point Vic 3350	\$440,000	18/11/19

This Statement of Information was prepared on: 10/06/2020