

## STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

135 Canadian Lakes Boulevard, Canadian, VIC 3350

### Indicative selling price

\$ 360,000 - \$380,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 370,000

House

\*Delete house or unit as applicable

Suburb  
CANADIAN

Period  
16/11/2017 - 16/05/2019

Source  
Price Finder

### Comparable property sales

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



27 KIRBY AVENUE  
CANADIAN

3 2 2

Normal Sale \$370,000  
Date Sold 29/01/2018  
Land 744 sqm



14 IMPERIAL WAY  
CANADIAN

3 2 2

Agents Advice - Sale \*\$382,500  
Date Sold 16/04/2019  
Land 456 sqm



429 RICHARDS STREET  
CANADIAN

3 2 2

Normal Sale \$393,000  
Date Sold 05/03/2018  
Land 701 sqm