

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

48 Kirby Avenue 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

or range
between

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,500

Property type

House

Suburb

Canadian

Period-from

01 Nov 2019

to

31 Oct 2020

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

36 Kirby Avenue Canadian VIC 3350	\$500,000	29-Jul-20
33 Kirby Avenue Canadian VIC 3350	\$460,000	10-Aug-20
104 Canadian Lakes Boulevard Canadian VIC 3350	\$450,000	28-May-20

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: 04 November 2020

McGrath

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36 Kirby Avenue Canadian VIC 3350

4 2 2

Sold Price

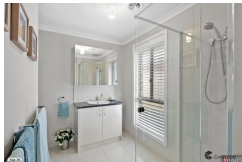
\$500,000

Sold Date

29-Jul-20

Distance

0.11km



33 Kirby Avenue Canadian VIC 3350

3 2 2

Sold Price

^{RS} **\$460,000**

Sold Date

10-Aug-20

Distance

0.13km



104 Canadian Lakes Boulevard Canadian VIC 3350

4 2 2

Sold Price

\$450,000

Sold Date

28-May-20

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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