

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

9 Cherry Court, Canadian Vic 3350

Indicative selling price

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

Range between \$555,000

&

\$575,000

Median sale price

Median price \$400,000

Property Type House

Suburb Canadian

Period - From 09/06/2019

to

08/06/2020

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	7 Rattray Ct, Canadian, Vic 3350, Australia	\$580,000	12/01/2019
2	2 Boyd Ct CANADIAN 3350	\$595,000	17/05/2020
3	17 Yarra Gum PI MOUNT CLEAR 3350	\$535,000	30/03/2020

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:

09/06/2020 09:15



Property Type: Land

Agent Comments

Comparable Properties

7 Rattray Ct, Canadian, Vic 3350, Australia (REI)

Agent Comments



Price: \$580,000

Method:

Date: 12/01/2019

Property Type: House

2 Boyd Ct CANADIAN 3350 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 17/05/2020

Property Type: House (Res)

Land Size: 606 sqm approx



17 Yarra Gum PI MOUNT CLEAR 3350 (VG)

Agent Comments



Price: \$535,000

Method: Sale

Date: 30/03/2020

Property Type: House (Res)

Land Size: 591 sqm approx