

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

11 Provincial Way, Canadian Vic 3350

Indicative selling price

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

Range between \$595,000

&

\$625,000

Median sale price

Median price \$385,000

House

X

Unit

Suburb or locality

Canadian

Period - From 01/04/2018

to

31/03/2019

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 eighteen 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	13 Belmar Cr CANADIAN 3350	\$640,000	10/10/2018
2	20 Yarra Gum PI MOUNT CLEAR 3350	\$612,500	24/04/2019
3	535 Richards St CANADIAN 3350	\$605,000	10/10/2018

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 eighteen months.



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Rooms: 6**Property Type:** Land**Land Size:** 825 sqm approx

Agent Comments

This quality 4 bedroom home is located in a prestigious court overlooking Canadian Lakes. Scenic walking trails, Fed Uni and Midvale shopping centre are all in close proximity and it's only a few minutes drive to the city centre. Master bedroom has a huge walk in robe and ensuite with double vanity, while the remaining three spacious bedrooms feature built in robes. There are 3 good sized living areas, including formal lounge and theatre/ rumpus room, allowing plenty of space for the growing family.

Comparable Properties

**13 Belmar Cr CANADIAN 3350 (REI/VG)**

Agent Comments

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Price: \$640,000**Method:** Private Sale**Date:** 10/10/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 940 sqm approx**20 Yarra Gum PI MOUNT CLEAR 3350 (REI)**

Agent Comments

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Price: \$612,500**Method:** Private Sale**Date:** 24/04/2019**Rooms:** 8**Property Type:** House (Res)**Land Size:** 890 sqm approx**535 Richards St CANADIAN 3350 (REI/VG)**

Agent Comments

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Price: \$605,000**Method:** Private Sale**Date:** 10/10/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 664 sqm approx