

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

4 MILVERTON LANE 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

\$749,000

&

\$769,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

House

Suburb

Canadian

Period-from

01 Dec 2023

to

30 Nov 2024

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

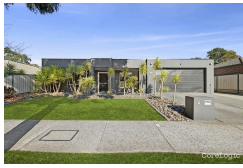
Date of sale

46 HOCKING AVENUE MOUNT CLEAR VIC 3350	\$750,000	25-Oct-24
10 NELMORE COURT BALLARAT EAST VIC 3350	\$750,000	19-Jan-24
2 THE HORIZON MOUNT HELEN VIC 3350	\$760,000	22-Feb-24

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: 12 December 2024



**46 HOCKING AVENUE MOUNT
CLEAR VIC 3350**

4 2 2

Sold Price

^{RS}

\$750,000

Sold Date

25-Oct-24

Distance

0.52km



**10 NELMORE COURT BALLARAT
EAST VIC 3350**

4 2 3

Sold Price

\$750,000

Sold Date

19-Jan-24

Distance

2.54km



**2 THE HORIZON MOUNT HELEN
VIC 3350**

3 2 2

Sold Price

\$760,000

Sold Date

22-Feb-24

Distance

3.93km

RS = Recent sale

UN = Undisclosed Sale

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