

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

15 CASSINIA COURT 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,500

Property type

House

Suburb

Canadian

Period-from

01 Oct 2021

to

30 Sep 2022

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

14 NAVVY JACK ROAD CANADIAN VIC 3350	\$585,500	17-May-22
110 CANADIAN LAKES BOULEVARD CANADIAN VIC 3350	\$600,000	08-Aug-22
6 HAMMILL CLOSE CANADIAN VIC 3350	\$580,000	31-Aug-22

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: 14 October 2022



**14 NAVVY JACK ROAD CANADIAN
VIC 3350**

 3  2  2

Sold Price

\$585,500

Sold Date

17-May-22

Distance

1.01km



**110 CANADIAN LAKES
BOULEVARD CANADIAN VIC 3350**

 3  2  2

Sold Price

\$600,000

Sold Date

08-Aug-22

Distance

1.04km



**6 HAMMILL CLOSE CANADIAN VIC
3350**

 4  2  2

Sold Price

^{RS} **\$580,000**

Sold Date

31-Aug-22

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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