

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

4/903 GEELONG ROAD 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Canadian

Period-from

01 Feb 2024

to

31 Jan 2025

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

9/322-324 CLAYTON STREET CANADIAN VIC 3350	\$500,500	20-May-24
7/106 WHITEHORSE ROAD MOUNT CLEAR VIC 3350	\$397,500	24-Jan-25
3/1121-1123 GEELONG ROAD MOUNT CLEAR VIC 3350	\$380,000	07-May-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: 03 February 2025

McGrath

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**9/322-324 CLAYTON STREET
CANADIAN VIC 3350**

3 2 1

Sold Price

\$500,500

Sold Date **20-May-24**

Distance

1.78km



**7/106 WHITEHORSE ROAD MOUNT
CLEAR VIC 3350**

3 2 1

Sold Price

^{RS} **\$397,500**

Sold Date **24-Jan-25**

Distance

1.43km



**3/1121-1123 GEELONG ROAD
MOUNT CLEAR VIC 3350**

3 2 1

Sold Price

\$380,000

Sold Date **07-May-24**

Distance

0.91km



**1/312 JOSEPH STREET CANADIAN
VIC 3350**

3 2 1

Sold Price

\$400,000

Sold Date **17-Oct-23**

Distance

1.68km



**1/219 YORK STREET BALLARAT
EAST VIC 3350**

3 2 1

Sold Price

\$410,000

Sold Date **23-Oct-24**

Distance

2.44km

RS = Recent sale

UN = Undisclosed Sale

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