

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

4 Linsdell Court, Canadian Vic 3350

Indicative selling price

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

Range between \$575,000 & \$595,000

Median sale price

Median price \$487,500 Property Type House Suburb Canadian

Period - From 23/05/2024 to 22/05/2025 Source Property Data

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	3/20 Olympic Av MOUNT CLEAR 3350	\$595,000	29/04/2025
2	8 Pennyweight PI CANADIAN 3350	\$585,000	07/02/2025
3	515 Clayton St CANADIAN 3350	\$595,000	28/11/2024

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:

23/05/2025 09:49



 3  2  2

Property Type: House

Land Size: 498 sqm approx

Agent Comments

Comparable Properties



3/20 Olympic Av MOUNT CLEAR 3350 (REI)

Agent Comments

 3  2  2

Price: \$595,000

Method: Private Sale

Date: 29/04/2025

Property Type: House

Land Size: 737 sqm approx



8 Pennyweight PI CANADIAN 3350 (REI/VG)

Agent Comments

 3  2  3

Price: \$585,000

Method: Private Sale

Date: 07/02/2025

Property Type: House

Land Size: 714 sqm approx

515 Clayton St CANADIAN 3350 (VG)

Agent Comments

 3  -  -

Price: \$595,000

Method: Sale

Date: 28/11/2024

Property Type: House (Res)

Land Size: 539 sqm approx