

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

43 BELMAR CRESCENT 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

Range
Between

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

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

17 TULLOCH RISE CANADIAN VIC 3350	\$525,000	15-Jan-25
23 HALE AVENUE MOUNT CLEAR VIC 3350	\$520,000	01-Sep-23
13 MARINA DRIVE MOUNT CLEAR VIC 3350	\$515,000	20-Nov-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: 21.03.2025



17 TULLOCH RISE CANADIAN VIC 3350

Sold Price

^{RS}

\$525,000

Sold Date

15-Jan-25

3

2

2

Distance

0.3km



23 HALE AVENUE MOUNT CLEAR VIC 3350

Sold Price

\$520,000

Sold Date

01-Sep-23

3

2

2

Distance

1.72km



13 MARINA DRIVE MOUNT CLEAR VIC 3350

Sold Price

\$515,000

Sold Date

20-Nov-24

3

2

2

Distance

2.49km

RS = Recent sale

UN = Undisclosed Sale

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