

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

8/5 HOCKING AVENUE 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$387,500

Property type

Unit

Suburb

Canadian

Period-from

01 May 2024

to

30 Apr 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

3/908 GEELONG ROAD CANADIAN VIC 3350	\$395,000	29-Nov-24
9 FINCHAM STREET MOUNT PLEASANT VIC 3350	\$390,000	29-Oct-24
133A YARROWEE STREET SEBASTOPOL VIC 3356	\$385,000	24-Oct-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.~~

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3/908 GEELONG ROAD CANADIAN VIC 3350 Sold Price **\$395,000** Sold Date **29-Nov-24**

3 1 2

Distance **0.35km**



9 FINCHAM STREET MOUNT PLEASANT VIC 3350 Sold Price **\$390,000** Sold Date **29-Oct-24**

3 1 1

Distance **1.72km**



133A YARROWEE STREET SEBASTOPOL VIC 3356 Sold Price **\$385,000** Sold Date **24-Oct-24**

3 1 1

Distance **2.19km**

RS = Recent sale UN = Undisclosed Sale

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