

STATEMENT OF INFORMATION

5 RON COURT, CANADIAN, VIC

PREPARED BY LUKE VEAL, JENS VEAL PARTNERS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 RON COURT, CANADIAN, VIC

2 2 1

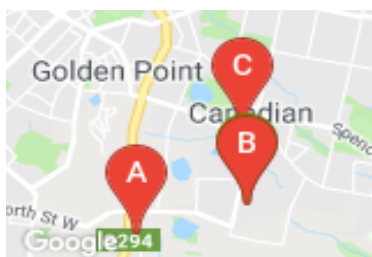
Indicative Selling Price

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

Single Price: **\$254,950**

Provided by: Luke Veal, Jens Veal Partners

MEDIAN SALE PRICE



CANADIAN, VIC, 3350

Suburb Median Sale Price (Unit)

\$265,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/723 GEELONG RD, CANADIAN, VIC 3350

2 2 1

Sale Price

\$259,000

Sale Date: 18/02/2018

Distance from Property: 763m



3 RON CRT, CANADIAN, VIC 3350

2 2 1

Sale Price

\$250,000

Sale Date: 21/11/2017

Distance from Property: 16m



3/314 JOSEPH ST, CANADIAN, VIC 3350

2 1 2

Sale Price

\$260,000

Sale Date: 28/07/2017

Distance from Property: 542m



This report has been compiled on 24/07/2018 by Jens Veal Partners. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 RON COURT, CANADIAN, VIC

Indicative selling price

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

Single Price:

\$254,950

Median sale price

Median price

\$265,000

House

Unit

X

Suburb

CANADIAN

Period

01 July 2017 to 30 June 2018

Source

pricfinder

Comparable property sales

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
2/723 GEELONG RD, CANADIAN, VIC 3350	\$259,000	18/02/2018
3 RON CRT, CANADIAN, VIC 3350	\$250,000	21/11/2017
3/314 JOSEPH ST, CANADIAN, VIC 3350	\$260,000	28/07/2017