

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	148 Canadian Lakes Boulevard, Canadian Vic 3350
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Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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 eighteen 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	32 Olympic Av MOUNT CLEAR 3350	\$435,000	20/04/2017
2	3 Clayton Park Dr CANADIAN 3350	\$425,000	09/03/2017
3	118 Canadian Lakes Blvd CANADIAN 3350	\$425,000	03/04/2017

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 eighteen months.



Rooms:
Property Type: House (Res)
Land Size: 746 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
Median House Price
June quarter 2018: \$355,000

Comparable Properties



32 Olympic Av MOUNT CLEAR 3350 (REI/VG) Agent Comments



Price: \$435,000
Method: Private Sale
Date: 20/04/2017
Rooms: 7
Property Type: House
Land Size: 799 sqm approx



3 Clayton Park Dr CANADIAN 3350 (REI/VG) Agent Comments



Price: \$425,000
Method: Private Sale
Date: 09/03/2017
Rooms: -
Property Type: House
Land Size: 912 sqm approx



118 Canadian Lakes Blvd CANADIAN 3350 (REI/VG) Agent Comments



Price: \$425,000
Method: Private Sale
Date: 03/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 575 sqm approx