

# Statement of Information

Single residential property located outside the Melbourne metropolitan area  
Section 47AF of the *Estate Agents Act 1980*



## Property offered for sale

Street: 14 Canopus Court

Suburb: SALE

State: VIC

Postcode: 3850

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price: \$ 549,000.00

~~OR~~

~~Range between: \$ \_\_\_\_\_ & \$ \_\_\_\_\_~~

## Median sale price

Median price: \$ 480,000

Property type: House

Suburb: SALE

Period - From: 01 / 04 / 2023 to: 31 / 03 / 2024 Source: Realestate.com

## 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 | <u>2 Hakea Court SALE</u>         | <u>\$ 550,000</u> | <u>22 / 03 / 2024</u> |
| 2 | <u>34 Montgomery Street, SALE</u> | <u>\$ 517,000</u> | <u>27 / 02 / 2024</u> |
| 3 | <u>9 Canopus Court, SALE</u>      | <u>\$ 517,000</u> | <u>02 / 02 / 2024</u> |

~~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: 11 April 2024