

# 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

|   |
|---|
| Lot 4/326 Clayton Street, Canadian Vic 3350 |
|---|

### 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

\$140,000

or range between

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&

\$

### Median sale price

Median price

\$172,900

Property type

Land

Suburb

Canadian

Period - From

01/10/2019

to

30/09/2020

Source

CoreLogic

### Comparable property sales

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

| Address of comparable property             | Price     | Date of sale |
|--|-----------|--------------|
| 416 Wilson Street, Canadian Vic 3350       | \$140,000 | 12/01/20     |
| 13B Fraser Street, Mount Pleasant Vic 3350 | \$150,000 | 02/07/20     |
| 21 Henlix Court, Mount Clear Vic 3350      | \$158,000 | 16/07/20     |

This Statement of Information was prepared on: 16/10/2020