

STATEMENT OF INFORMATION

26/428 JOSEPH STREET, CANADIAN, VIC 3350

PREPARED BY LUKE VEAL, JENS VEAL BYRNE, PHONE: 0438302805

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26/428 JOSEPH STREET, CANADIAN, VIC

3 2 2

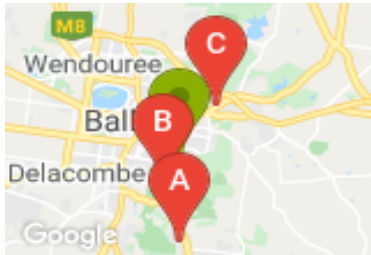
Indicative Selling Price

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

Single Price: **\$439,950**

Provided by: Luke Veal, Jens Veal Byrne

MEDIAN SALE PRICE



CANADIAN, VIC, 3350

Suburb Median Sale Price (Unit)

\$302,500

01 January 2020 to 31 December 2020

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.



2/14 SHAKESPEARE AVE, MOUNT HELEN, VIC

3 2 2

Sale Price

\$429,000

Sale Date: 09/02/2021

Distance from Property: 4.8km



209 TINWORTH AVE, MOUNT CLEAR, VIC 3350

3 2 4

Sale Price

***\$420,000**

Sale Date: 09/02/2021

Distance from Property: 1.7km



3/11 BROPHY ST, BROWN HILL, VIC 3350

3 2 2

Sale Price

\$410,000

Sale Date: 24/12/2020

Distance from Property: 3.5km



This report has been compiled on 24/03/2021 by Jens Veal Byrne. Property Data Solutions Pty Ltd 2021 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: 26/428 JOSEPH STREET, CANADIAN, VIC 3350

Indicative selling price

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

Single Price: \$439,950

Median sale price

Median price: \$302,500 Property type: Unit Suburb: CANADIAN
Period: 01 January 2020 to 31 December 2020 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
2/14 SHAKESPEARE AVE, MOUNT HELEN, VIC 3350	\$429,000	09/02/2021
209 TINWORTH AVE, MOUNT CLEAR, VIC 3350	*\$420,000	09/02/2021
3/11 BROPHY ST, BROWN HILL, VIC 3350	\$410,000	24/12/2020

This Statement of Information was prepared on: 24/03/2021