

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 or
locality and postcode

7 Cherry Court, Canadian 3350

Indicative selling price

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

Single price

\$*

or range between

\$445,000

&

\$485,000

Median sale price

Median price

\$379,100

*House

*Unit

Suburb
or locality

Canadian

Period - From

29/07/2018

to

29/07/2019

Source

Core Logic

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
3 Deep Lead Close, Canadian 3350	\$473,000	25/01/2019
3 Steffen Close, Ballarat East 3350	\$450,000	28/03/2019
119 Canadian Lakes Boulevard, Canadian 3350	\$455,000	05/12/2018