

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

252 Lal Lal Street, Canadian Vic 3350

Indicative selling price

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

Single price \$300,000 or range between \$* & \$

Median sale price

Median price \$357,000 Property type *House* Suburb *Canadian*

Period - From 01/05/18 to 30/04/19 Source *CoreLogic*

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
716 Geelong Road, Canadian Vic 3350	\$320,000	22/11/18
725 Tress Street, Mount Pleasant Vic 3350	\$315,255	21/08/18
31a Ford Street, Eureka Vic 3350	\$320,000	29/09/18

This Statement of Information was prepared on: 13/09/2019