

# 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

Lot 7, 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)

Single price \$160,000

or range between \$\*

&

\$

### Median sale price

Vacant Land Median  
price

\$130,000

\*House

\*Unit

Suburb  
or locality

Canadian

Period - From

01/07/18

to

30/06/19

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
3 Kirby Avenue, Canadian Vic 3350	\$150,000	20/06/18
9 Kirby Avenue, Canadian Vic 3350	\$132,000	29/01/19
20 Boyd Court, Canadian Vic 3350	\$160,000	10/10/18