

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

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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
1	36 York St GOLDEN POINT 3350	\$435,000	22/10/2018
2	225 Scott Pde BROWN HILL 3350	\$430,000	25/06/2019
3	414 Cobden St MOUNT PLEASANT 3350	\$400,000	15/03/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

5 Bennett Street, Canadian Vic 3350



Property Type: House (Previously Occupied - Detached)
Land Size: 1412 sqm approx
Agent Comments

Indicative Selling Price
\$420,000
Median House Price
Year ending June 2019: \$397,000

Comparable Properties



36 York St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 22/10/2018
Property Type: House (Res)
Land Size: 1459 sqm approx



225 Scott Pde BROWN HILL 3350 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 25/06/2019
Property Type: House



414 Cobden St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 15/03/2019
Property Type: House
Land Size: 1045 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.