



**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

## Comparable Properties



**4 Ron Ct CANADIAN 3350 (VG)**

**Agent Comments**



**Price:** \$274,900  
**Method:** Sale  
**Date:** 23/03/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 161 sqm



**16 Ron Ct CANADIAN 3350 (VG)**

**Agent Comments**



**Price:** \$269,950  
**Method:** Sale  
**Date:** 21/12/2015  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**3/11 Spencer St CANADIAN 3350 (VG)**

**Agent Comments**



**Price:** \$259,950  
**Method:** Sale  
**Date:** 22/08/2016  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

## 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

17 Ron Court, 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 \$227,000

#### Median sale price

Median price \$342,500

House X

Suburb or locality Canadian

Period - From 01/04/2016

to 31/03/2017

Source REIV

#### 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
4 Ron Ct CANADIAN 3350	\$274,900	23/03/2016
16 Ron Ct CANADIAN 3350	\$269,950	21/12/2015
3/11 Spencer St CANADIAN 3350	\$259,950	22/08/2016