

## 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 10, Kirby Avenue, Canadian, Vic 3350

### Indicative selling price

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

Single price \$120,000 or range between \$\* & \$

### Median sale price

Median price \$322,000 \*House \*Unit Suburb or locality Canadian  
Period - From October 2016 to October 2017 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
4 Penfold Close, Canadian 701 sqm	\$123,000	03/07/17
332c Clayton St, Canadian 531 sqm	\$160,000	05/10/16
11 Linsdell Court, Canadian 637 sqm	\$140,000	19/10/16

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

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### Property offered for sale

Address  
Including suburb or locality and postcode Lot 13 Kirby Avenue, Canadian, Vic 3350

### Indicative selling price

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

Single price \$115,000 or range between \$\* & \$

### Median sale price

Median price \$322,000 \*House X \*Unit Suburb or locality Canadian  
Period - From October 2016 to October 2017 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
4 Penfold Close, Canadian 701 sqm	\$123,000	03/07/17
332c Clayton St, Canadian 531 sqm	\$160,000	05/10/16
11 Linsdell Court, Canadian 637 sqm	\$140,000	19/10/16

## 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 26 Hammill Close, Canadian, Vic 3350

### Indicative selling price

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

Single price \$125,000 or range between \$\* & \$

### Median sale price

Median price \$322,000 \*House X \*Unit Suburb or locality Canadian  
Period - From October 2016 to October 2017 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
4 Penfold Close, Canadian 701 sqm	\$123,000	03/07/17
332c Clayton St, Canadian 531 sqm	\$160,000	05/10/16
11 Linsdell Court, Canadian 637 sqm	\$160,000	19/10/16