\*House

to October 2017

Suburb Canadian

or locality

Source CoreLogic

#### Sections 47AF of the Estate Agents Act 1980

# **Property offered for sale** Address Including suburb or Lot 10, Kirby Avenue, Canadian, Vic 3350 locality and postcode 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

# Comparable property sales

Median price \$322,000

Period - From October 2016

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.

\*Unit

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 13 Kirby Avenue, Canadian, Vic 3350	
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### Indicative selling price

or 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	*H	ouse	Х	*Un	it		Suburb or locality	Canadian
Period - From	October 2016	to	Octo	ber 20	017		Source	CoreLogic	;

#### Comparable property sales

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