



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$265,000  
**Median House Price**  
 March quarter 2017: \$348,000

## Comparable Properties

**4/322 Joseph St CANADIAN 3350 (VG)**

Agent Comments



**Price:** \$265,000  
**Method:** Sale  
**Date:** 15/11/2016  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**3/5 Whitehorse Rd MOUNT CLEAR 3350 (REI/VG)**

Agent Comments



**Price:** \$255,000  
**Method:** Private Sale  
**Date:** 23/03/2016  
**Rooms:** -  
**Property Type:** Townhouse (Single)

**1/212 Clayton St CANADIAN 3350 (REI/VG)**

Agent Comments



**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 30/12/2016  
**Rooms:** 5  
**Property Type:** Townhouse (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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Suburb or locality   
 Period - From  to  Source

**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
4/322 Joseph St CANADIAN 3350	\$265,000	15/11/2016
3/5 Whitehorse Rd MOUNT CLEAR 3350	\$255,000	23/03/2016
1/212 Clayton St CANADIAN 3350	\$250,000	30/12/2016