Gary Stewart
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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 andpostcode	9/316 Lal Lal Street, Canadian Vic 3350

Indicative selling price

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

Range between | $215,000 | & | $225,000

Median sale price

Median price	$334,000	House	X	Unit		Suburb or locality	Canadian
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

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 eighteen 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 1/212 Clayton St CANADIAN 3350	$250,000	30/12/2016
2 2/5a Mckee St GOLDEN POINT 3350	$227,000	28/02/2017
3 5/316 Lal Lal St CANADIAN 3350	$215,000	26/04/2017

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 eighteen months.~~

9/316 Lal Lal Street, Canadian Vic 3350

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🛏 2   🛁 1   🚗 1

Rooms: 4
Property Type: Unit/Townhouse
Land Size: 494 sqm approx

Agent Comments

Indicative Selling Price
$215,000 - $225,000
Median House Price
June quarter 2017: $334,000

Comparable Properties

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

🛏 2   🛁 1   🚗 1

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

Agent Comments

2/5a Mckee St GOLDEN POINT 3350 (REI)

🛏 2   🛁 1   🚗 2

Price: $227,000
Method: Private Sale
Date: 28/02/2017
Rooms: 5
Property Type: House

Agent Comments

5/316 Lal Lal St CANADIAN 3350 (REI)

🛏 2   🛁 1   🚗 1

Price: $215,000
Method: Private Sale
Date: 26/04/2017
Rooms: -
Property Type: House (Res)

Agent Comments