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	3 Canadian Crescent, Canadian Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$480,000	&	$520,000

Median sale price

Median price	$375,500	Property type	*House*	Suburb	Canadian
Period - From	01/12/18	to	30/11/19	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
5 Doherty Close, Mount Clear Vic 3350	$527,500	02/08/19
18 Canadian Springs Drive, Canadian Vic 3350	$506,100	01/03/19
22 Cartledge Avenue, Mount Clear Vic 3350	$490,000	01/02/19

This Statement of Information was prepared on: 16/12/19