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	424 Joseph Street, Canadian 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	$320,000	&	$350,000

Median sale price

Median price	$375,000	Property type	*House*	Suburb	Canadian
Period - From	01/01/2019	to	31/12/2019	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
8 Stuart Court, Canadian 3350	$320,000	02/08/2019
409 Clayton Street, Canadian 3350	$330,000	18/07/2019
313 Clayton Street, Canadian 3350	$350,000	22/07/2019

This Statement of Information was prepared on: 03/01/2020