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	27 Kirby Avenue, 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	$425,000	&	$435,000

Median sale price

Median price	$377,500	Property type	*House*	Suburb	Canadian
Period - From	19/12/2018	to	19/12/2019	Source	Corelogic

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 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
11 Tulloch Rise, Canadian 3350	$465,000	22/07/2019
32 Canadian Crescent, Canadian 3350	$435,000	09/04/2019
1 Horwood Drive, Canadian 3350	$445,000	08/01/2019

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 18 months.

This Statement of Information was prepared on: 29/01/2020