

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 and
postcode

3/418 JOSEPH STREET 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

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$389,000

Property type

Unit

Suburb

Canadian

Period-from

01 May 2023

to

30 Apr 2024

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

6/418 JOSEPH STREET CANADIAN VIC 3350	\$300,000	01-Feb-24
15/316 LAL LAL STREET CANADIAN VIC 3350	\$312,000	14-Dec-23
2/622 BOND STREET GOLDEN POINT VIC 3350	\$330,000	09-Feb-24

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: 27 May 2024

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**6/418 JOSEPH STREET CANADIAN
VIC 3350**

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Sold Price

^{RS} **\$300,000**

Sold Date

01-Feb-24

Distance

0.02km**15/316 LAL LAL STREET
CANADIAN VIC 3350**

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Sold Price

\$312,000

Sold Date

14-Dec-23

Distance

0.22km**2/622 BOND STREET GOLDEN
POINT VIC 3350**

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Sold Price

\$330,000

Sold Date

09-Feb-24

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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