

# 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 31/428-430 Joseph Street, Canadian Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$399,900 & \$439,000

### Median sale price

Median price \$415,000 Property Type Townhouse Suburb Canadian

Period - From 18/07/2022 to 17/07/2023 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 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
1	9/316 Lal Lal St CANADIAN 3350	\$415,000	29/04/2022
2	3/322 Joseph St CANADIAN 3350	\$405,000	01/09/2022
3	3/322 Joseph St CANADIAN 3350	\$405,000	01/09/2022

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: 18/07/2023 17:13



**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$399,900 - \$439,000

**Median Townhouse Price**

18/07/2022 - 17/07/2023: \$415,000

## Comparable Properties



**9/316 Lal Lal St CANADIAN 3350 (REI/VG)**

Agent Comments



**Price:** \$415,000

**Method:** Private Sale

**Date:** 29/04/2022

**Property Type:** Townhouse (Single)

**Land Size:** 494 sqm approx



**3/322 Joseph St CANADIAN 3350 (REI/VG)**

Agent Comments



**Price:** \$405,000

**Method:** Private Sale

**Date:** 01/09/2022

**Property Type:** House (Res)

**Land Size:** 255 sqm approx



**3/322 Joseph St CANADIAN 3350 (REI/VG)**

Agent Comments



**Price:** \$405,000

**Method:** Private Sale

**Date:** 01/09/2022

**Property Type:** House (Res)

**Land Size:** 255 sqm approx