

# 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 412 Fussell 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)

Single price \$636,000

### Median sale price

Median price \$525,000 Property Type House Suburb Canadian

Period - From 22/05/2023 to 21/05/2024 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 Pennyweight PI CANADIAN 3350	\$665,000	15/03/2024
2	20 Tulloch Rise CANADIAN 3350	\$655,000	17/11/2023
3	14 Canadian Springs Dr CANADIAN 3350	\$629,000	24/11/2023

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:

22/05/2024 12:48



 4    2    3

**Property Type:** House

**Land Size:** 669 sqm approx

Agent Comments

## Comparable Properties



**9 Pennyweight PI CANADIAN 3350 (REI)**

Agent Comments

 4    2    2

**Price:** \$665,000

**Method:** Private Sale

**Date:** 15/03/2024

**Property Type:** House

**Land Size:** 770 sqm approx



**20 Tulloch Rise CANADIAN 3350 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$655,000

**Method:** Private Sale

**Date:** 17/11/2023

**Property Type:** House (Res)

**Land Size:** 645 sqm approx



**14 Canadian Springs Dr CANADIAN 3350 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$629,000

**Method:** Private Sale

**Date:** 24/11/2023

**Property Type:** House

**Land Size:** 731 sqm approx