

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

414 WILSON 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

or range
between

\$595,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,750

Property type

House

Suburb

Canadian

Period-from

01 Feb 2023

to

31 Jan 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

14 CANADIAN SPRINGS DRIVE CANADIAN VIC 3350	\$629,000	10-Nov-23
4 DEEP LEAD CLOSE CANADIAN VIC 3350	\$660,000	01-Aug-23
170 CANADIAN LAKES BOULEVARD CANADIAN VIC 3350	\$615,000	30-Apr-23

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: 09 February 2024

**14 CANADIAN SPRINGS DRIVE
CANADIAN VIC 3350**4  2  - Sold Price **\$629,000** Sold Date **10-Nov-23**Distance **0.93km****4 DEEP LEAD CLOSE CANADIAN
VIC 3350**4  2  2 Sold Price **\$660,000** Sold Date **01-Aug-23**Distance **0.93km****170 CANADIAN LAKES
BOULEVARD CANADIAN VIC 3350**3  2  2 Sold Price **\$615,000** Sold Date **30-Apr-23**Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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