

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

718 GEELONG ROAD 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$556,250

Property type

House

Suburb

Canadian

Period-from

01 Jul 2022

to

30 Jun 2023

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

2 ANDERSON COURT CANADIAN VIC 3350	\$580,000	21-Jun-23
742 GEELONG ROAD CANADIAN VIC 3350	\$560,000	19-Oct-22
902 GEELONG ROAD CANADIAN VIC 3350	\$570,000	13-Feb-22

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: 28 July 2023



**2 ANDERSON COURT CANADIAN
VIC 3350**

 3  1  2

Sold Price

^{RS} **\$580,000**

Sold Date

21-Jun-23

Distance

0.65km



**742 GEELONG ROAD CANADIAN
VIC 3350**

 3  1  -

Sold Price

\$560,000

Sold Date

19-Oct-22

Distance

0.19km



**902 GEELONG ROAD CANADIAN
VIC 3350**

 3  1  6

Sold Price

\$570,000

Sold Date

13-Feb-22

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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