

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 or
locality and postcode

1/7 Anderson Court, Canadian Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000 & \$410,000

Median sale price

Median price \$329,500 Property Type Unit Suburb Canadian

Period - From 01/04/2020 to 31/03/2021 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	1/13 Tinworth Av MOUNT CLEAR 3350	\$436,055	18/03/2021
2	6/916 Geelong Rd CANADIAN 3350	\$400,000	06/08/2020
3	4/822 Geelong Rd CANADIAN 3350	\$365,000	29/04/2021

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:

17/05/2021 15:50

1/7 Anderson Court, Canadian Vic 3350



2 1 1

Rooms: 3
Property Type: Townhouse
(Single)
Land Size: 242 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$410,000
Median Unit Price
Year ending March 2021: \$329,500

Comparable Properties



1/13 Tinworth Av MOUNT CLEAR 3350
(REI/VG)

Agent Comments

3 2 2

Price: \$436,055
Method: Private Sale
Date: 18/03/2021
Property Type: Townhouse (Res)
Land Size: 343 sqm approx



6/916 Geelong Rd CANADIAN 3350 (REI)

Agent Comments

3 2 2

Price: \$400,000
Method: Private Sale
Date: 06/08/2020
Property Type: House (Res)



4/822 Geelong Rd CANADIAN 3350 (REI)

Agent Comments

2 1 1

Price: \$365,000
Method: Private Sale
Date: 29/04/2021
Property Type: Apartment

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798