

# 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

2/518 Richards Street, Canadian Vic 3350

### Indicative selling price

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

Single price \$650,000

### Median sale price

Median price \$267,500

Property Type Vacant land

Suburb Canadian

Period - From 24/10/2022

to 23/10/2023

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	316 Clayton St CANADIAN 3350	\$850,000	01/12/2022
2	13 Fincham St MOUNT PLEASANT 3350	\$824,500	07/10/2022
3	4 Sinclair Gr BROWN HILL 3350	\$540,000	01/06/2023

**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:

24/10/2023 13:27



**Property Type:** Land  
**Land Size:** 4813 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$650,000  
**Median Land Price**  
24/10/2022 - 23/10/2023: \$267,500

## Comparable Properties



**316 Clayton St CANADIAN 3350 (VG)**

Agent Comments



**Price:** \$850,000  
**Method:** Sale  
**Date:** 01/12/2022  
**Property Type:** Land  
**Land Size:** 1861 sqm approx



**13 Fincham St MOUNT PLEASANT 3350 (VG)**

Agent Comments



**Price:** \$824,500  
**Method:** Sale  
**Date:** 07/10/2022  
**Property Type:** Land  
**Land Size:** 3709 sqm approx



**4 Sinclair Gr BROWN HILL 3350 (REI/VG)**

Agent Comments



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 01/06/2023  
**Property Type:** Land (Res)  
**Land Size:** 3078 sqm approx