

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 31/428-430 Joseph 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

Range between \$420,000 & \$435,000

Median sale price

Median price \$420,000 Property Type Townhouse Suburb Canadian

Period - From 02/07/2023 to 01/07/2024 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	18 Eldenwood Mews CANADIAN 3350	\$420,000	15/09/2023
2	31/428-430 Joseph St CANADIAN 3350	\$420,000	15/03/2024
3	6/719 Geelong Rd CANADIAN 3350	\$415,000	03/10/2023

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: 02/07/2024 10:07



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$420,000 - \$435,000

Median Townhouse Price

02/07/2023 - 01/07/2024: \$420,000

Comparable Properties

18 Eldenwood Mews CANADIAN 3350 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 15/09/2023

Property Type: House - Attached House N.E.C.

Land Size: 125 sqm approx

31/428-430 Joseph St CANADIAN 3350 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 15/03/2024

Rooms: 2

Property Type: House (Res)

6/719 Geelong Rd CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 03/10/2023

Property Type: Townhouse (Single)

