

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

2/908 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

or range
between

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$393,500

Property type

Unit

Suburb

Canadian

Period-from

01 Jul 2023

to

30 Jun 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

8 FITZGERALD AVENUE ALFREDTON VIC 3350	\$400,000	08-Feb-24
1/234A HUMFFRAY STREET NORTH BROWN HILL VIC 3350	\$440,000	18-Sep-23
3/16 ALEXANDRA STREET SEBASTOPOL VIC 3356	\$360,000	21-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.

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**8 FITZGERALD AVENUE
ALFREDTON VIC 3350**

2 2 2

Sold Price **\$400,000** Sold Date **08-Feb-24**

Distance **8.18km**



**1/234A HUMFFRAY STREET NORTH
BROWN HILL VIC 3350**

2 2 2

Sold Price **\$440,000** Sold Date **18-Sep-23**

Distance **4.33km**



**3/16 ALEXANDRA STREET
SEBASTOPOL VIC 3356**

2 2 2

Sold Price **\$360,000** Sold Date **21-Apr-23**

Distance **3.09km**

RS = Recent sale **UN** = Undisclosed Sale

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