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	207 CLAYTON STREET 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	$445,000	&	$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$571,500	Property type	House	Suburb	Canadian
Period-from	01 Mar 2022	to	28 Feb 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.

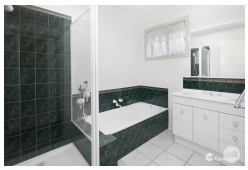
Address of comparable property	Price	Date of sale
7/240 LAL LAL STREET CANADIAN VIC 3350	$469,000	29-Jul-22
717 TRESS STREET MOUNT PLEASANT VIC 3350	$450,000	19-Dec-22
426 COBDEN STREET MOUNT PLEASANT VIC 3350	$460,000	11-Oct-22

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: 20 March 2023

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7/240 LAL LAL STREET CANADIAN VIC 3350

2 2 2

Sold Price **$469,000** Sold Date **29-Jul-22**

Distance **0.67km**



717 TRESS STREET MOUNT PLEASANT VIC 3350

2 2 -

Sold Price **$450,000** Sold Date **19-Dec-22**

Distance **1.45km**



426 COBDEN STREET MOUNT PLEASANT VIC 3350

2 1 2

Sold Price **$460,000** Sold Date **11-Oct-22**

Distance **1.61km**

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

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