

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/18 Gale Street, Canadian Vic 3350

Indicative selling price

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

Range between \$269,000

&

\$279,000

Median sale price

Median price \$345,000

House

X

Unit

Suburb Canadian

Period - From 01/07/2017

to

30/09/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/9 Sheehan Ct BALLARAT EAST 3350	\$277,000	16/08/2017
2	4/710 Geelong Rd CANADIAN 3350	\$276,888	23/08/2017
3	3/6 Gladstone St MOUNT PLEASANT 3350	\$267,500	23/10/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$269,000 - \$279,000

Median House Price

September quarter 2017: \$345,000

Comparable Properties



1/9 Sheehan Ct BALLARAT EAST 3350 (VG)

Agent Comments



Price: \$277,000

Method: Sale

Date: 16/08/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/710 Geelong Rd CANADIAN 3350 (VG)

Agent Comments



Price: \$276,888

Method: Sale

Date: 23/08/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



3/6 Gladstone St MOUNT PLEASANT 3350 (REI)

Agent Comments



Price: \$267,500

Method: Private Sale

Date: 23/10/2017

Rooms: -

Property Type: Unit

Land Size: 300 sqm approx