

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	7/18 Gale Street, Canadian Vic 3350
Including suburb and	
postcode	

Indicative selling price

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

Range between \$269,000	&	\$279,000
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Median sale price

Median price	\$345,000	Hou	use 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.

Ad	dress 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.





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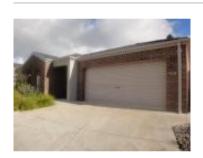




Agent Comments

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)





Price: \$276,888 Method: Sale Date: 23/08/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/6 Gladstone St MOUNT PLEASANT 3350

(REI)

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Price: \$267,500 Method: Private Sale Date: 23/10/2017

Rooms: -

Property Type: Unit Land Size: 300 sqm approx Agent Comments

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





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