

## 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 or locality and postcode

17 Belmar Crescent, Canadian Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$545,000

### Median sale price

Median price \$482,500

Property Type House

Suburb Canadian

Period - From 01/01/2024

to 31/12/2024

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	17 Hale Av MOUNT CLEAR 3350	\$545,000	04/12/2024
2	17 Manna Gum Hts MOUNT PLEASANT 3350	\$510,000	13/10/2024
3	16 Spencer St CANADIAN 3350	\$515,000	26/09/2024

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:

21/01/2025 11:10

17 Belmar Crescent, Canadian Vic 3350



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**Indicative Selling Price**

\$545,000

**Median House Price**

Year ending December 2024: \$482,500



3 2 2

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 641 sqm approx

**Agent Comments**

## Comparable Properties



17 Hale Av MOUNT CLEAR 3350 (REI)

**Agent Comments**

3 2 2

**Price:** \$545,000

**Method:** Private Sale

**Date:** 04/12/2024

**Property Type:** House



17 Manna Gum Hts MOUNT PLEASANT 3350 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$510,000

**Method:** Private Sale

**Date:** 13/10/2024

**Property Type:** House

**Land Size:** 900 sqm approx



16 Spencer St CANADIAN 3350 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$515,000

**Method:** Private Sale

**Date:** 26/09/2024

**Property Type:** House

**Land Size:** 539 sqm approx

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