

Chris Gladman 03 5330 0500 0424 179 188

> **Indicative Selling Price** \$309,000

chris@ballaratpropertygroup.com.au

Median House Price Year ending March 2017: \$342,500



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 416 sqm **Agent Comments**

Comparable Properties



21 Belmar Cr CANADIAN 3350 (REI)





Price: \$328,000 Method: Private Sale Date: 19/04/2017

Rooms: -

Property Type: House (Res)

Agent Comments



14 Belmar Cr CANADIAN 3350 (REI/VG)







Price: \$310,000 Method: Private Sale Date: 14/02/2017

Rooms: -

Property Type: House (Res) Land Size: 416 sqm

Agent Comments



115 Canadian Lakes Blvd CANADIAN 3350

(REI/VG)

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Price: \$310,000 Method: Private Sale Date: 19/11/2016

Rooms: -

Property Type: House (Res) Land Size: 441 sqm

Agent Comments

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address	41 Belmar Crescent, Canadian Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Median sale price

Median price	\$342,500	Н	ouse X	Suburb or lo	cality	Canadian
Period - From	01/04/2016	to	31/03/2017	Source	REIV	,

Comparable property sales

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
21 Belmar Cr CANADIAN 3350	\$328,000	19/04/2017
14 Belmar Cr CANADIAN 3350	\$310,000	14/02/2017
115 Canadian Lakes Blvd CANADIAN 3350	\$310,000	19/11/2016

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do

not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



