

41 Belmar Crescent, Canadian Vic 3350

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Indicative Selling Price

\$309,000

Median House Price

Year ending March 2017: \$342,500



 3  1  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 416 sqm

Agent Comments

Comparable Properties



21 Belmar Cr CANADIAN 3350 (REI)

Agent Comments

 3  2  2

Price: \$328,000

Method: Private Sale

Date: 19/04/2017

Rooms: -

Property Type: House (Res)



14 Belmar Cr CANADIAN 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$310,000

Method: Private Sale

Date: 14/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 416 sqm



115 Canadian Lakes Blvd CANADIAN 3350 (REI/VG)

Agent Comments

 3  -  -

Price: \$310,000

Method: Private Sale

Date: 19/11/2016

Rooms: -

Property Type: House (Res)

Land Size: 441 sqm

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

41 Belmar Crescent, Canadian Vic 3350

Indicative selling price

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

Single price

\$309,000

Median sale price

Median price

\$342,500

House

X

Suburb or locality

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