

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

6 Bartley Avenue, Canadian Vic 3350

Indicative selling price

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

Range between \$290,000

&

\$310,000

Median sale price

Median price \$334,000

House

X

Unit

Suburb or locality

Canadian

Period - From 01/04/2017

to

30/06/2017

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 eighteen 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	3/9 Horwood Dr CANADIAN 3350	\$330,000	04/08/2017
2	5/908 Geelong Rd CANADIAN 3350	\$300,000	24/05/2017
3	3/816 Geelong Rd CANADIAN 3350	\$295,000	05/04/2017

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 eighteen months.

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Indicative Selling Price

\$290,000 - \$310,000

Median House Price

June quarter 2017: \$334,000



3 2 1

Rooms: 4**Property Type:** House (Previously Occupied - Detached)**Land Size:** 997 sqm approx

Agent Comments

Located in a private Street in Canadian is this quality townhouse ideal for first home buyers, downsizers and investors! Well-appointed and open plan kitchen/meals/living area with stainless steel appliances including dishwasher. Master bedroom with large WIR and two-way ensuite with separate toilet, formal lounge/3rd bedroom, study nook, 2nd bedroom with BIR's and also has an ensuite that would be perfect as a guests room! Further features of this home include central heating, split-system heating and cooling, separate laundry, low maintenance rear yard with outdoor area and a SLUG.

Comparable Properties

**3/9 Horwood Dr CANADIAN 3350 (REI)**

Agent Comments

3 2 -

Price: \$330,000**Method:** Private Sale**Date:** 04/08/2017**Rooms:** -**Property Type:** Townhouse (Single)**5/908 Geelong Rd CANADIAN 3350 (REI/VG)**

Agent Comments

3 2 2

Price: \$300,000**Method:** Private Sale**Date:** 24/05/2017**Rooms:** 5**Property Type:** Townhouse (Res)**3/816 Geelong Rd CANADIAN 3350 (REI/VG)**

Agent Comments

3 2 2

Price: \$295,000**Method:** Private Sale**Date:** 05/04/2017**Rooms:** -**Property Type:** Townhouse (Res)