

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 Including suburb and postcode

2/719 Geelong Road, Canadian Vic 3350

Indicative selling price

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

Range between \$300,000

&

\$320,000

Median sale price

Median price \$378,200

House

X

Unit

Suburb Canadian

Period - From 01/10/2018

to

31/12/2018

Source REIV

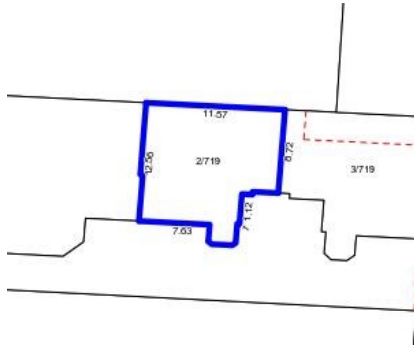
Comparable property sales (*Delete A or B below as applicable)

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.

	Address of comparable property	Price	Date of sale
1	4/908 Geelong Rd CANADIAN 3350	\$318,000	29/11/2018
2	2/908 Geelong Rd CANADIAN 3350	\$303,000	12/11/2018
3	6/912 Geelong Rd CANADIAN 3350	\$300,000	02/08/2018

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.



Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$300,000 - \$320,000
Median House Price
December quarter 2018: \$378,200

Comparable Properties



4/908 Geelong Rd CANADIAN 3350 (REI/VG) Agent Comments



Price: \$318,000
Method: Private Sale
Date: 29/11/2018
Rooms: 4
Property Type: House
Land Size: 236 sqm approx



2/908 Geelong Rd CANADIAN 3350 (REI) Agent Comments



Price: \$303,000
Method: Private Sale
Date: 12/11/2018
Rooms: -
Property Type: Townhouse (Single)
Land Size: 211 sqm approx



6/912 Geelong Rd CANADIAN 3350 (REI/VG) Agent Comments



Price: \$300,000
Method: Private Sale
Date: 02/08/2018
Rooms: -
Property Type: Unit
Land Size: 460 sqm approx