

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale
Address Including suburb and postcode	429 Richards Street, Canadian Vic 3350
Indicative selling price	ce control of the con

For the magning of this price see consumer via gov autunderqueting

To the meaning of this price see consumer. We.gov.ad/underquoting					
Range between	\$370,000	&	\$385,000		

Median sale price

Median price	\$335,000	Hou	ıse X	Unit		Suburb	Canadian
Period - From	01/01/2017	to	31/12/2017		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.

Add	dress of comparable property	Price	Date of sale
1	20 Otway St.S BALLARAT EAST 3350	\$390,000	17/11/2017
2	51 Otway St.S BALLARAT EAST 3350	\$387,500	13/12/2017
3	3 Gordon St BALLARAT EAST 3350	\$370,000	23/11/2017

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.

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Indicative Selling Price \$370,000 - \$385,000 **Median House Price** Year ending December 2017: \$335,000

Matthew Wiltshire



Rooms: 5

Property Type: Land Agent Comments

Set on an abundant 690m2 allotment (approx.), offering space for families to enjoy, this modern, stylish home (still under builder's warranty) is sure to excite the savvy investor. Currently leased at \$370 per week (5.2% rental yield) until November 2018, you have a guaranteed rental return from day one! Consisting of 3 generous bedrooms (master with ensuite & WIR), 2 Bathrooms, Study/2nd Living, DLUG, light filled open plan Kitchen/Dining/Living which opens out onto the north decked entertainment area & rear open space for the young ones to play.

Comparable Properties



20 Otway St.S BALLARAT EAST 3350 (REI)

Price: \$390,000 Method: Private Sale Date: 17/11/2017

Rooms: -

Property Type: House (Res) Land Size: 398 sqm approx



51 Otway St.S BALLARAT EAST 3350 (REI)

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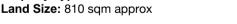




Price: \$387,500 Method: Private Sale Date: 13/12/2017

Rooms: -

Property Type: House









Price: \$370,000 Method: Private Sale Date: 23/11/2017

Rooms: -

Property Type: House (Res) Land Size: 548 sqm approx



Agent Comments

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