

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

429 Richards Street, Canadian Vic 3350

Indicative selling price

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

Range between \$370,000 & \$385,000

Median sale price

Median price \$335,000 House 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.

	Address 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



3 2 2

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)**

Agent Comments

3 2 1

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)**

Agent Comments

3 2 -

Price: \$387,500**Method:** Private Sale**Date:** 13/12/2017**Rooms:** -**Property Type:** House**Land Size:** 810 sqm approx**3 Gordon St BALLARAT EAST 3350 (REI)**

Agent Comments

3 2 2

Price: \$370,000**Method:** Private Sale**Date:** 23/11/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 548 sqm approx