

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

749 Geelong Road, Canadian Vic 3350

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$303,000

Property Type Unit

Suburb Canadian

Period - From 01/07/2018

to

30/06/2019

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		
2		
3		

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.~~

This Statement of Information was prepared on:

16/09/2019

749 Geelong Road, Canadian Vic 3350

hockingstuart

Tony Douglass

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Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

Year ending June 2019: \$303,000



 6  3  3

Rooms: 12

Property Type: Block of Flats

Agent Comments

This block of three units presents as a rare commodity in today's market. They are all currently leased with a rental return of \$29,120 per annual and present as an exceptional property investment opportunity. They all feature functional kitchens, two spacious bedrooms, one bathroom, separate toilet and laundry. Located on Geelong Road with easy access to public transport en route to Federation University and within close proximity to the CBD. The perfect investment to add to your property portfolio.

Comparable Properties

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.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.