hockingstuart

Statement of Information

Brooke Reynolds 53292500 0407292506 breynolds@hockingstuart.com.au

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 andpostcode

16 Belmar Crescent, Canadian Vic 3350

Indicative selling price

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

Range between	\$350,000	&	\$370,000

Median sale price

Median price	\$380,000	Hou	ise X	Unit		Suburb or locality	Canadian
Period - From	01/10/2017	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	5 Hammill CI CANADIAN 3350	\$380,000	28/06/2018
2	27 Kirby Av CANADIAN 3350	\$370,000	29/01/2018
3	19 Rodney Av CANADIAN 3350	\$355,000	16/05/2018

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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Rooms: Property Type: House Land Size: 413 sqm approx Agent Comments

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Indicative Selling Price \$350,000 - \$370,000 **Median House Price** Year ending September 2018: \$380,000

This well built and maintained home located in the enviable Canadian Lakes estate offers opportunity for the investor, first home buyer or downsizer. Including three good sized bedrooms master with ensuite & walk in robe, 2nd and 3rd bedrooms with built in robes, plus an additional separate study/office. Modern open plan kitchen with gas appliances overlooking the family living area and dining and an additional separate lounge. Main bathroom has separate shower, bath and vanity. The home has gas central heating throughout with a split system air-conditioner in the living.

Comparable Properties



Price: \$380.000 Method: Private Sale Date: 28/06/2018 Rooms: -Property Type: House Land Size: 620 sqm approx

27 Kirby Av CANADIAN 3350 (REI/VG)



Price: \$370.000 Method: Private Sale Date: 29/01/2018 Rooms: -Property Type: House



19 Rodney Av CANADIAN 3350 (REI/VG)



Agent Comments

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Agent Comments

Price: \$355.000 Method: Private Sale Date: 16/05/2018 Rooms: 4 Property Type: House Land Size: 637 sqm approx

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