

Statement of Information

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 and postcode

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

House

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.

	Address of comparable property	Price	Date of sale
1	5 Hammill Cl 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.

Brooke Reynolds

53292500

0407292506

breynolds@hockingstuart.com.au

Indicative Selling Price

\$350,000 - \$370,000

Median House Price

Year ending September 2018: \$380,000



3 2 2

Rooms:**Property Type:** House**Land Size:** 413 sqm approx

Agent Comments

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

**5 Hammill CI CANADIAN 3350 (REI/VG)**

Agent Comments

3 2 2

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)**

Agent Comments

3 2 2

Price: \$370,000**Method:** Private Sale**Date:** 29/01/2018**Rooms:** -**Property Type:** House**19 Rodney Av CANADIAN 3350 (REI/VG)**

Agent Comments

3 2 2

Price: \$355,000**Method:** Private Sale**Date:** 16/05/2018**Rooms:** 4**Property Type:** House**Land Size:** 637 sqm approx