

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

1/723 Geelong Road, Canadian Vic 3350

Indicative selling price

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

Range between

\$245,000

&

\$260,000

Median sale price

Median price

\$269,500

House

Unit

X

Suburb

Canadian

Period - From

01/07/2017

to

30/06/2018

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	3/908 Geelong Rd CANADIAN 3350	\$270,000	01/05/2018
2	3/908 Geelong Rd CANADIAN 3350	\$270,000	01/05/2018
3	20 Ron Ct CANADIAN 3350	\$259,950	28/06/2018

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.

1/723 Geelong Road, Canadian Vic 3350



 3  2  2

Rooms:
Property Type: House (Res)
Land Size: 330 sqm approx
Agent Comments

Indicative Selling Price
\$245,000 - \$260,000
Median Unit Price
Year ending June 2018: \$269,500

Comparable Properties



3/908 Geelong Rd CANADIAN 3350 (REI/VG)

Agent Comments

 3  1  2

Price: \$270,000
Method: Private Sale
Date: 01/05/2018
Rooms: -
Property Type: Unit



3/908 Geelong Rd CANADIAN 3350 (REI/VG)

Agent Comments

 3  1  2

Price: \$270,000
Method: Private Sale
Date: 01/05/2018
Rooms: -
Property Type: Unit



20 Ron Ct CANADIAN 3350 (VG)

Agent Comments

 2  -  -

Price: \$259,950
Method: Sale
Date: 28/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 208 sqm approx