

## 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 3/740 Geelong Road, Canadian Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$299,000 & \$319,000

#### Median sale price

Median price \$301,500 House Unit X Suburb Canadian

Period - From 01/04/2018 to 31/03/2019 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	5/322 Joseph St CANADIAN 3350	\$314,000	06/03/2019
2	12/146 Mansfield Av MOUNT CLEAR 3350	\$310,000	22/05/2019
3	3/312 Joseph St CANADIAN 3350	\$308,000	26/02/2019

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.



3   
 2   
 2

**Rooms:** 6**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 241 sqm approx

Agent Comments

A fantastic proposition as a set and forget investment, 3/740 Geelong Road is perfectly positioned with easy access into the city of Ballarat and through to Fed Uni. Comprising three bedrooms; Master with en-suite and all with built in robes, an open planned kitchen / meals / lounge complete stainless appliances. Additional internal features include main bathroom, laundry, direct internal access from the double lock up garage and ducted gas heating.

## Comparable Properties

**5/322 Joseph St CANADIAN 3350 (VG)**

Agent Comments

3   
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**Price:** \$314,000**Method:** Sale**Date:** 06/03/2019**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**12/146 Mansfield Av MOUNT CLEAR 3350 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$310,000**Method:** Private Sale**Date:** 22/05/2019**Rooms:** 4**Property Type:** House (Res)**3/312 Joseph St CANADIAN 3350 (REI/VG)**

Agent Comments

3   
 1   
 1

**Price:** \$308,000**Method:** Private Sale**Date:** 26/02/2019**Rooms:** 3**Property Type:** House (Res)