

Chris Gladman 03 5329 2500 0424 179 188 cgladman@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Troperty offered for sale								
Including subu		Geelong Road, Cana	dian Vic 3350					
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$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.

Add	dress 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.

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Indicative Selling Price \$299,000 - \$319,000 **Median Unit Price** Year ending March 2019: \$301,500



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)

--3



Price: \$314,000 Method: Sale Date: 06/03/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



12/146 Mansfield Av MOUNT CLEAR 3350

(REI)

3







Price: \$310,000 Method: Private Sale Date: 22/05/2019

Rooms: 4

Property Type: House (Res)

Agent Comments



3/312 Joseph St CANADIAN 3350 (REI/VG)

-3

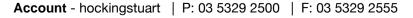


Price: \$308,000 Method: Private Sale Date: 26/02/2019

Rooms: 3

Property Type: House (Res)

Agent Comments







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