

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 2/812 Geelong Road, Canadian Vic 3350

Indicative selling price

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

Single price \$270,000

Median sale price

Median price \$267,888 House Unit X Suburb Canadian

Period - From 01/10/2016 to 30/09/2017 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	1/15 Steinfeld St BAKERY HILL 3350	\$269,000	11/07/2017
2	2/812 Geelong Rd CANADIAN 3350	\$265,000	02/07/2014
3	3 Ron Ct CANADIAN 3350	\$250,000	21/11/2017

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.

Steve McCulloch

03 53 292 525

0409 353 783

smcculloch@hockingstuart.com.au

Indicative Selling Price

\$270,000

Median Unit Price

Year ending September 2017: \$267,888


 2
  2
  1
Rooms:**Property Type:** Townhouse
(Single)

Agent Comments

This near new quality built townhouse offers so much for someone looking to either invest or occupy on the fringe on Ballarat's C.B.D comprising of 2 beds 2 baths and a stone's throw from Ballarat's historical Sovereign Hill this home is sure to please the discerning buyer!!! The home is located less than 6km from Fed University perfect for the professional couple, investor and or someone looking to downsize. The property is also perfect for great capital growth as well as offering above a 5% return for investors. Other features include gas central heating, north facing rear yard.

Comparable Properties

**1/15 Steinfeld St BAKERY HILL 3350 (REI)**

Agent Comments

 2
  2
  1
Price: \$269,000**Method:** Private Sale**Date:** 11/07/2017**Rooms:** -**Property Type:** Townhouse (Single)**2/812 Geelong Rd CANADIAN 3350 (REI/VG)**

Agent Comments

 2
  2
  1
Price: \$265,000**Method:** Private Sale**Date:** 02/07/2014**Rooms:** 4**Property Type:** Townhouse (Single)**3 Ron Ct CANADIAN 3350 (REI)**

Agent Comments

 2
  2
  1
Price: \$250,000**Method:** Private Sale**Date:** 21/11/2017**Rooms:** -**Property Type:** Townhouse (Single)**Land Size:** 129 sqm approx