Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 46 Rockbank Road, Ardeer Vic 3022

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$860,000									
Median sale price										
Median price	\$582,500	Property Type House				Suburb	Ardeer			
Period - From	01/07/2019	to	30/06/2020	Sou	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	10 Langley St ARDEER 3022	\$653,000	06/07/2020
2	87 Maxweld St ARDEER 3022	\$640,000	11/04/2020
3	47 Mclaughlin St ARDEER 3022	\$615,000	24/04/2020

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.

This Statement of Information was prepared on:

28/07/2020 14:34









Property Type: House (Res) Agent Comments Indicative Selling Price \$860,000 Median House Price Year ending June 2020: \$582,500

Comparable Properties



10 Langley St ARDEER 3022 (REI)



Price: \$653,000 Method: Private Sale Date: 06/07/2020 Property Type: House Land Size: 600 sqm approx Agent Comments

Agent Comments



87 Maxweld St ARDEER 3022 (REI)



Price: \$640,000 Method: Private Sale Date: 11/04/2020 Property Type: House (Res)

47 Mclaughlin St ARDEER 3022 (REI)

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Agent Comments

Price: \$615,000 Method: Private Sale Date: 24/04/2020 Property Type: House (Res)

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Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.