

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

46 Rockbank Road, Ardeer Vic 3022

Indicative selling price

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

Single price

\$860,000

Median sale price

Median price

\$582,500

Property Type

House

Suburb

Ardeer

Period - From

01/07/2019

to

30/06/2020

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	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



 3  1  1

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)

Agent Comments

 3  1  2

Price: \$653,000

Method: Private Sale

Date: 06/07/2020

Property Type: House

Land Size: 600 sqm approx



87 Maxwell St ARDEER 3022 (REI)

Agent Comments

 3  1  2

Price: \$640,000

Method: Private Sale

Date: 11/04/2020

Property Type: House (Res)



47 McLaughlin St ARDEER 3022 (REI)

Agent Comments

 2  1  1

Price: \$615,000

Method: Private Sale

Date: 24/04/2020

Property Type: House (Res)