

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

21 West Street, Ardeer Vic 3022

Indicative selling price

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

Single price

\$660,000

Median sale price

Median price

\$580,000

Property Type

House

Suburb

Ardeer

Period - From

01/01/2019

to

31/12/2019

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	47 Blanche St ARDEER 3022	\$680,000	31/01/2020
2	55 Holt St ARDEER 3022	\$657,000	07/12/2019
3	118 Suspension St ARDEER 3022	\$600,000	02/11/2019

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.~~

This Statement of Information was prepared on:

16/03/2020 10:14



Property Type: House (Res)
Land Size: 635 sqm approx
Agent Comments

Indicative Selling Price
 \$660,000

Median House Price
 Year ending December 2019: \$580,000

Comparable Properties



47 Blanche St ARDEER 3022 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 31/01/2020
Property Type: House (Res)



55 Holt St ARDEER 3022 (REI)

Agent Comments



Price: \$657,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 697 sqm approx



118 Suspension St ARDEER 3022 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 02/11/2019
Property Type: House (Res)