

# 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

4/5 Rockbank Road, Ardeer Vic 3022

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$475,000 & \$515,000

### 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	1/37 Yallourn St ARDEER 3022	\$531,000	14/12/2019
2	1/37 Holt St ARDEER 3022	\$527,000	24/10/2019
3	1/29 Helene St ARDEER 3022	\$490,000	20/08/2019

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:

17/02/2020 15:12



 3  1  1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$475,000 - \$515,000

**Median House Price**

Year ending December 2019: \$580,000

## Comparable Properties

1/37 Yallourn St ARDEER 3022 (REI)

**Agent Comments**

 3  2  2

**Price:** \$531,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** Townhouse (Res)



1/37 Holt St ARDEER 3022 (REI)

**Agent Comments**

 3  2  1

**Price:** \$527,000

**Method:** Private Sale

**Date:** 24/10/2019

**Property Type:** Townhouse (Single)



1/29 Helene St ARDEER 3022 (REI)

**Agent Comments**

 3  1  1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 20/08/2019

**Property Type:** House