

## 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

47 Blanche Street, 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

\$640,000

&

\$680,000

#### Median sale price

Median price

\$630,000

House

X

Suburb

Ardeer

Period - From

01/04/2017

to

30/06/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|--------------------------------|-----------|--------------|
| 14 Yallourn St ARDEER 3022     | \$650,000 | 17/01/2017   |
| 20 McLaughlin St ARDEER 3022   | \$645,000 | 22/04/2017   |
| 79 Maxweld St ARDEER 3022      | \$641,000 | 25/02/2017   |



 3  1  3

**Rooms:**

**Property Type:** House

**Land Size:** 600 sqm approx

Agent Comments

**Indicative Selling Price**

\$640,000 - \$680,000

**Median House Price**

June quarter 2017: \$630,000

## Comparable Properties

**14 Yallourn St ARDEER 3022 (REI)**

Agent Comments

 3  1  -

**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 17/01/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 600 sqm approx



**20 McLaughlin St ARDEER 3022 (REI)**

Agent Comments

 2  1  -

**Price:** \$645,000

**Method:** Auction Sale

**Date:** 22/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 603 sqm approx



**79 Maxweld St ARDEER 3022 (REI)**

Agent Comments

 2  1  4

**Price:** \$641,000

**Method:** Auction Sale

**Date:** 25/02/2017

**Rooms:** -

**Property Type:** House (Res)