

## 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

66 McLaughlin 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$653,000

Property type

House

Suburb

Ardeer

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1/110 McLaughlin Street Ardeer VIC 3022 | \$520,000 | 18-Jul-21 |
| 174 Forrest Street Ardeer VIC 3022      | \$535,000 | 03-Jun-21 |
| 2/45 Lawrence Street Ardeer VIC 3022    | \$480,000 | 10-Apr-21 |

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 6 months.~~

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**1/110 McLaughlin Street Ardeer VIC 3022** Sold Price **\$520,000** Sold Date **18-Jul-21**  
Distance **0.35km**

2 1 1



**174 Forrest Street Ardeer VIC 3022** Sold Price **\$535,000** Sold Date **03-Jun-21**  
Distance **0.29km**

2 1 1



**2/45 Lawrence Street Ardeer VIC 3022** Sold Price **\$480,000** Sold Date **10-Apr-21**  
Distance **0.29km**

3 1 1

RS = Recent sale UN = Undisclosed Sale

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