# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 665 Ballarat Road, Ardeer Vic 3022

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$520,000								
Median sale p	rice								
Median price	\$580,000	Property Type House			Suburb	Ardeer			
Period - From	01/10/2018	to	30/09/2019	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.

Ade	dress of comparable property	Price	Date of sale
1	1 Links St SUNSHINE WEST 3020	\$560,000	29/10/2019
2	256 Forrest St ARDEER 3022	\$535,000	08/09/2019
3	22 Bailey St ST ALBANS 3021	\$520,000	09/11/2019

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:

09/12/2019 08:41









Property Type: House Agent Comments

**Indicative Selling Price** \$520,000 Median House Price Year ending September 2019: \$580,000

# **Comparable Properties**



1 Links St SUNSHINE WEST 3020 (REI) **D** 1



Price: \$560,000 Method: Private Sale Date: 29/10/2019 Property Type: House (Res)

Agent Comments

Agent Comments



Price: \$535,000 Method: Private Sale Date: 08/09/2019 Property Type: House

3

22 Bailey St ST ALBANS 3021 (REI)

256 Forrest St ARDEER 3022 (REI)

1



Agent Comments

Price: \$520,000 Method: Auction Sale Date: 09/11/2019 Property Type: House (Res) Land Size: 280 sqm approx

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.