

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	20 Chelsey Street, Ardeer Vic 3022
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$670,000	&	\$730,000
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Median sale price

Median price	\$658,750	Hou	use X	Unit		Suburb	Ardeer
Period - From	01/07/2017	to	30/09/2017		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.

Add	dress of comparable property	Price	Date of sale
1	721 Ballarat Rd ARDEER 3022	\$730,000	05/08/2017
2	47 Blanche St ARDEER 3022	\$711,500	12/08/2017
3	34 Holt St ARDEER 3022	\$697,500	02/12/2017

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.







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Rooms:

Property Type: House Land Size: 685 sqm approx

Agent Comments

Indicative Selling Price \$670,000 - \$730,000 **Median House Price** September quarter 2017: \$658,750

Comparable Properties



721 Ballarat Rd ARDEER 3022 (REI)





Price: \$730,000

Method: Sold Before Auction

Date: 05/08/2017

Property Type: House (Res) Land Size: 739 sqm approx

Agent Comments



47 Blanche St ARDEER 3022 (REI)





Price: \$711,500 Method: Auction Sale Date: 12/08/2017

Rooms: -

Property Type: House (Res) Land Size: 605 sqm approx

Agent Comments



34 Holt St ARDEER 3022 (REI)





Price: \$697,500 Method: Auction Sale Date: 02/12/2017 Rooms: -

Property Type: House (Res) Land Size: 655 sqm approx

Agent Comments

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.

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