

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

5 Helene Street Ardeer VIC 3022

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Ardeer

Period-from

01 Feb 2020

to

31 Jan 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

3 North Street Ardeer VIC 3022	\$710,000	20-Feb-21
51 Suspension Street Ardeer VIC 3022	\$795,000	12-Dec-20
47 Chelsey Street Ardeer VIC 3022	\$765,000	28-Oct-20

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.~~

This Statement of Information was prepared on: 24 February 2021



3 North Street Ardeer VIC 3022

Sold Price

^{RS}
\$710,000

Sold Date

20-Feb-21
 3

 1

 2

Distance

0.25km


51 Suspension Street Ardeer VIC 3022

Sold Price

^{RS}
\$795,000

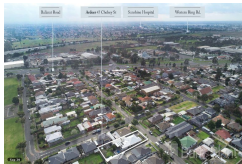
Sold Date

12-Dec-20
 3

 1

 1

Distance

0.41km


47 Chelsey Street Ardeer VIC 3022

Sold Price

\$765,000

Sold Date

28-Oct-20
 4

 2

 2

Distance

0.98km
RS = Recent sale

UN = Undisclosed Sale

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