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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

25 Maxweld Street Ardeer VIC 3022

 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$490,000









## Median Sale Price

\$600,500 Houses in Ardeer between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

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.

	<b>737 Ballarat Road Ardeer VIC 3022</b>	Sold Price	<b>\$492,000</b>	Sold Date	<b>15-Oct-18</b>
	 3  1  -			Distance	<b>1.11km</b>
	<b>73 Maxweld Street Ardeer VIC 3022</b>	Sold Price	<b>\$560,000</b>	Sold Date	<b>09-Nov-18</b>
	 4  1  1			Distance	<b>0.4km</b>

RS = Recent sale UN = Undisclosed Sale

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