

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	42 Yallourn 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	\$800,000	&	\$860,000

Median sale price

Median price	\$630,000	Hou	ise X	Unit		Suburb	Ardeer
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

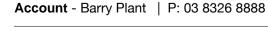
Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property		Price	Date of sale
1	38 Yallourn St ARDEER 3022	\$1,453,000	04/11/2018
2	3 West St ARDEER 3022	\$760,000	05/09/2018
3	55 Lawrence St ARDEER 3022	\$745,000	29/03/2018

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: Land

Land Size: 969.921 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$860,000 **Median House Price**

Year ending December 2018: \$630,000

Comparable Properties

38 Yallourn St ARDEER 3022 (REI)







Price: \$1,453,000

Method: Sold Before Auction

Date: 04/11/2018

Rooms: -

Property Type: House Land Size: 2100 sqm approx **Agent Comments**











Agent Comments



Method: Private Sale Date: 05/09/2018

Price: \$760.000

Rooms: 5

Property Type: House Land Size: 831 sqm approx

55 Lawrence St ARDEER 3022 (REI)







Price: \$745,000 Method: Private Sale Date: 29/03/2018

Rooms: -

Property Type: House (Res)

Agent Comments



Account - Barry Plant | P: 03 8326 8888





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