

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

42 Yallourn Street, Ardeer Vic 3022

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

House

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.



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)

Agent Comments



Price: \$1,453,000
Method: Sold Before Auction
Date: 04/11/2018
Rooms: -
Property Type: House
Land Size: 2100 sqm approx



3 West St ARDEER 3022 (REI)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 05/09/2018
Rooms: 5
Property Type: House
Land Size: 831 sqm approx



55 Lawrence St ARDEER 3022 (REI)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 29/03/2018
Rooms: -
Property Type: House (Res)