

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/17 SUNHILL CRESCENT, ARDEER, VIC 3022

### Indicative selling price

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

Price Range:

\$430,000 to \$470,000

### Median sale price

Median price

\$445,000

House

X

Unit

Suburb

ARDEER

Period

01 January 2017 to 30 June 2017

Source

 pricfinder

### Comparable property sales

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
2/11 SUNHILL CRES, ARDEER, VIC 3022	\$430,000	10/05/2017
4/24 CHATSWORTH AVE, ARDEER, VIC 3022	\$445,000	31/03/2017
22 LAWRENCE ST, ARDEER, VIC 3022	\$480,000	01/07/2017