

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

3/224 FORREST 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

\$659,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Ardeer

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/12 MCLEAN STREET ALBION VIC 3020	\$660,000	21-Jul-23
18A NORWOOD STREET ALBION VIC 3020	\$650,000	29-Jan-24
17 LAWRENCE STREET ARDEER VIC 3022	\$650,000	24-Nov-23

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: 08 February 2024



2/12 MCLEAN STREET ALBION VIC 3020

Sold Price

\$660,000

Sold Date

21-Jul-23

2 2 1

Distance

1.51km



18A NORWOOD STREET ALBION VIC 3020

Sold Price

^{RS} **\$650,000**

Sold Date

29-Jan-24

2 2 1

Distance

1.1km



17 LAWRENCE STREET ARDEER VIC 3022

Sold Price

Sold Date

24-Nov-23

3 1 1

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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