

# 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

7 Verdant Avenue, Ardeer Vic 3022

### Indicative selling price

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

Range between \$530,000

&

\$560,000

### Median sale price

Median price \$580,000

Property Type House

Suburb Ardeer

Period - From 01/01/2019

to

31/12/2019

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	48 Verdant Av ARDEER 3022	\$580,000	26/10/2019
2	256 Forrest St ARDEER 3022	\$535,000	08/09/2019
3	214 Forrest St ARDEER 3022	\$500,000	17/01/2020

**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.~~

This Statement of Information was prepared on:

20/02/2020 10:49



 3    1    4

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$530,000 - \$560,000

**Median House Price**

Year ending December 2019: \$580,000

## Comparable Properties

48 Verdant Av ARDEER 3022 (REI)

Agent Comments

 3    1    2

**Price:** \$580,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)

**Land Size:** 549 sqm approx



256 Forrest St ARDEER 3022 (REI)

Agent Comments

 3    1    1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 08/09/2019

**Property Type:** House



214 Forrest St ARDEER 3022 (REI)

Agent Comments

 3    1    1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 17/01/2020

**Property Type:** House (Res)