## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 214 Forrest Street, Ardeer Vic 3022

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Hou	ISE		Suburb	Ardeer
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	89 Blanche St ARDEER 3022	\$568,000	17/08/2019
2	256 Forrest St ARDEER 3022	\$535,000	08/09/2019
3	1/29 Helene St ARDEER 3022	\$490,000	20/08/2019

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:

08/11/2019 16:34









Property Type: House (Res) Land Size: Approx. 604 sqm approx Agent Comments

**Indicative Selling Price** \$500,000 - \$550,000 Median House Price Year ending September 2019: \$580,000

# **Comparable Properties**



89 Blanche St ARDEER 3022 (REI) 2 2

256 Forrest St ARDEER 3022 (REI)

1



Price: \$568,000 Method: Auction Sale Date: 17/08/2019 Property Type: House (Res) Agent Comments



Price: \$535,000 Method: Private Sale

Date: 08/09/2019 Property Type: House

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1/29 Helene St ARDEER 3022 (REI)



Agent Comments

Agent Comments



Price: \$490.000 Method: Private Sale Date: 20/08/2019 Property Type: House

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.