

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

9 Sunhill Crescent, Ardeer Vic 3022

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$550,000

&

\$590,000

Median sale price

Median price

\$630,000

House

X

Unit

Suburb

Ardeer

Period - From

01/10/2017

to

30/09/2018

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	29 Chatsworth Av ARDEER 3022	\$585,000	31/01/2018
2	24 Holt St ARDEER 3022	\$585,000	17/03/2018
3	51 Sunhill Ct ARDEER 3022	\$540,000	22/10/2018

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:
 Agent Comments

Indicative Selling Price
 \$550,000 - \$590,000
Median House Price
 Year ending September 2018: \$630,000

Comparable Properties



29 Chatsworth Av ARDEER 3022 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 31/01/2018
Rooms: -
Property Type: House

24 Holt St ARDEER 3022 (REI)

Agent Comments



Price: \$585,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 649 sqm approx



51 Sunhill Ct ARDEER 3022 (REI)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 22/10/2018
Rooms: -
Property Type: House