

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	9 Sunhill Crescent, Ardeer Vic 3022
Including suburb and	
postcode	

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	Hou	se X	Unit		Suburb	Ardeer
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

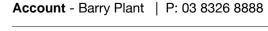
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







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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)





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

Property Type: House

Agent Comments

24 Holt St ARDEER 3022 (REI)

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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)





Price: \$540,000 Method: Private Sale Date: 22/10/2018

Rooms: -

Property Type: House

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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