

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

48 McLaughlin Street, Ardeer Vic 3022

Indicative selling price

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

Range between

\$620,000

&

\$650,000

Median sale price

Median price

House

X

Suburb

Ardeer

Period - From

to

Source

REIV

Comparable property sales

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
20 McLaughlin St ARDEER 3022	\$645,000	22/04/2017
79 Maxweld St ARDEER 3022	\$641,000	25/02/2017
68 Esmond St ARDEER 3022	\$593,000	04/03/2017

48 Mclaughlin Street, Ardeer Vic 3022



 3  1  1

Rooms:
Property Type: House
Land Size: 603 sqm
Agent Comments

Indicative Selling Price
\$620,000 - \$650,000

Comparable Properties



20 Mclaughlin St ARDEER 3022 (REI)

Agent Comments

 2  1  -

Price: \$645,000
Method: Auction Sale
Date: 22/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 603 sqm



79 Maxweld St ARDEER 3022 (REI)

Agent Comments

 2  1  4

Price: \$641,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: House (Res)



68 Esmond St ARDEER 3022 (REI)

Agent Comments

 4  1  1

Price: \$593,000
Method: Auction Sale
Date: 04/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm

