#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale	е
---------------------------	---

Address	48 Mclaughlin Street, Ardeer Vic 3022
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$620,000	&	\$650,000
	l l	i	1

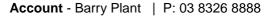
#### Median sale price

Median price	Но	ouse	Х	Su	burb	Ardeer
Period - From	to			Source	REI\	/

#### **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







Generated: 26/05/2017 12:53

# 48 Mclaughlin Street, Ardeer Vic 3022





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

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

# **Comparable Properties**



20 Mclaughlin St ARDEER 3022 (REI)

**-**2





Price: \$645,000 Method: Auction Sale Date: 22/04/2017

Rooms: -

Property Type: House (Res) Land Size: 603 sqm

Agent Comments



79 Maxweld St ARDEER 3022 (REI)

**1** 2





4

Price: \$641.000 Method: Auction Sale Date: 25/02/2017 Rooms: -

Property Type: House (Res)

Agent Comments



68 Esmond St ARDEER 3022 (REI)

**-**





Price: \$593,000 Method: Auction Sale Date: 04/03/2017

Rooms: -

Property Type: House (Res) Land Size: 697 sqm

**Agent Comments** 







