

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	38 Sunhill Court, Ardeer Vic 3022
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Indicative selling price

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

Range between	\$500,000	&	\$550,000
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Median sale price

Median price	\$487,500	House		Unit	X	Suburb	Ardeer
Period - From	01/01/2017	to	31/12/2017	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	4/80 Rockbank Rd ARDEER 3022	\$535,000	31/10/2017
2	4/44 Perth Av ALBION 3020	\$535,000	02/12/2017
3	3/38 Holt St ARDEER 3022	\$525,000	08/01/2018

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.



 3  2  1

Rooms:
Property Type: Townhouse (Res)
Land Size: 300 sqm approx
 Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median Unit Price
 Year ending December 2017: \$487,500

Comparable Properties



4/80 Rockbank Rd ARDEER 3022 (REI)

Agent Comments

 3  2  1

Price: \$535,000
Method: Private Sale
Date: 31/10/2017
Rooms: 5
Property Type: Unit
Land Size: 296 sqm approx



4/44 Perth Av ALBION 3020 (REI)

Agent Comments

 2  2  1

Price: \$535,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Unit



3/38 Holt St ARDEER 3022 (REI)

Agent Comments

 2  2  1

Price: \$525,000
Method: Private Sale
Date: 08/01/2018
Rooms: -
Property Type: Townhouse (Single)