

## 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

21 West Street, Ardeer Vic 3022

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$540,000

&

\$580,000

#### Median sale price

Median price

\$643,000

House

X

Unit

Suburb

Ardeer

Period - From

01/07/2017

to

30/06/2018

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                              | 27 Helene St ARDEER 3022     | \$624,000 | 03/03/2018   |
| 2                              | 99 Blanche St ARDEER 3022    | \$621,000 | 19/03/2018   |
| 3                              | 91 Suspension St ARDEER 3022 | \$620,000 | 16/06/2018   |

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.



 2   
  1   
  1

**Rooms:****Property Type:** House (Res)**Land Size:** 635 sqm approx

Agent Comments

**Indicative Selling Price**

\$540,000 - \$580,000

**Median House Price**

Year ending June 2018: \$643,000

## Comparable Properties

**27 Helene St ARDEER 3022 (REI)**

Agent Comments

 4   
  1   
  4

**Price:** \$624,000**Method:** Auction Sale**Date:** 03/03/2018**Rooms:** 6**Property Type:** House**Land Size:** 600 sqm approx**99 Blanche St ARDEER 3022 (REI)**

Agent Comments

 3   
  1   
  1

**Price:** \$621,000**Method:** Sold Before Auction**Date:** 19/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 593 sqm approx**91 Suspension St ARDEER 3022 (REI)**

Agent Comments

 4   
  1   
  1

**Price:** \$620,000**Method:** Auction Sale**Date:** 16/06/2018**Rooms:** -**Property Type:** House (Res)