

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

1/52 MCLAUGHLIN STREET ARDEER VIC 3022

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,500

Property type

House

Suburb

Ardeer

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 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

1/57 DERRIMUT STREET ALBION VIC 3020	\$600,000	29-Jan-24
3/3 ROCKBANK ROAD ARDEER VIC 3022	\$536,000	06-Mar-24

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 6 months.

This Statement of Information was prepared on: 12 April 2024



**1/57 DERRIMUT STREET ALBION
VIC 3020**

 3  1  1

Sold Price

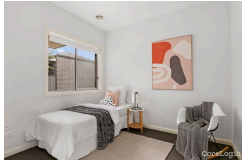
^{RS} **\$600,000**

Sold Date

29-Jan-24

Distance

1.26km



**3/3 ROCKBANK ROAD ARDEER
VIC 3022**

 3  2  2

Sold Price

^{RS} **\$536,000** ^{UN}

Sold Date

06-Mar-24

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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