

STATEMENT OF INFORMATION

32 CHELSEY STREET, ARDEER, VIC 3022

PREPARED BY HAKAN ISEN, CREATE REAL ESTATE, PHONE: 0452005966

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 CHELSEY STREET, ARDEER, VIC 3022

 3  1  1

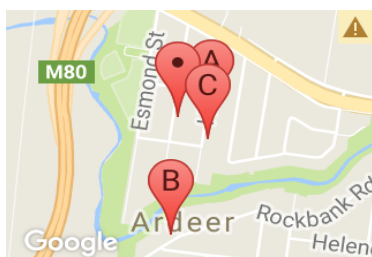
Indicative Selling Price

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

Price Range: \$700,000 to \$750,000

Provided by: Hakan Isen, Boran Real Estate

MEDIAN SALE PRICE



ARDEER, VIC, 3022

Suburb Median Sale Price (House)

\$645,000

01 April 2017 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



34 HOLT ST, ARDEER, VIC 3022

 3  1  2

Sale Price

***\$697,500**

Sale Date: 02/12/2017

Distance from Property: 110m



88 ROCKBANK RD, ARDEER, VIC 3022

 3  1  3

Sale Price

***\$900,000**

Sale Date: 27/11/2017

Distance from Property: 420m



22 HOLT ST, ARDEER, VIC 3022

 3  1  3

Sale Price

***\$615,000**

Sale Date: 14/10/2017

Distance from Property: 125m



This report has been compiled on 19/12/2017 by Boran Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 CHELSEY STREET, ARDEER, VIC 3022

Indicative selling price

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

Price Range:

\$700,000 to \$750,000

Median sale price

Median price

\$645,000

House

X

Unit

Suburb

ARDEER

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
34 HOLT ST, ARDEER, VIC 3022	*\$697,500	02/12/2017
88 ROCKBANK RD, ARDEER, VIC 3022	*\$900,000	27/11/2017
22 HOLT ST, ARDEER, VIC 3022	*\$615,000	14/10/2017