

### 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

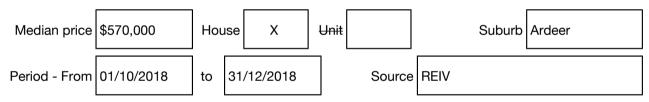
s |19 Verdant Avenue, Ardeer Vic 3022 d e

#### Indicative selling price

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

Range between \$560,000	&	\$580,000	
-------------------------	---	-----------	--

#### Median sale price



#### 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.

Ad	dress of comparable property	Price	Date of sale
1	13 Langley St ARDEER 3022	\$595,000	08/12/2018
2	9 Sunhill Cr ARDEER 3022	\$580,000	21/11/2018
3	51 Sunhill Ct ARDEER 3022	\$540,000	16/10/2018

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.

#### Account - Barry Plant | P: 03 8326 8888

propertydata

Generated: 18/03/2019 13:16

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 520 sqm approx Agent Comments Indicative Selling Price \$560,000 - \$580,000 Median House Price December quarter 2018: \$570,000

## **Comparable Properties**

13 Langley St ARDEER 3022 (REI) 3 1 1 1 Price: \$595,000 Method: Auction Sale Date: 08/12/2018 Rooms: - Property Type: House (Res) Land Size: 558 sqm approx	Agent Comments
9 Sunhill Cr ARDEER 3022 (REI) 3 1 1 1 Price: \$580,000 Method: Sold Before Auction Date: 21/11/2018 Rooms: - Property Type: House (Res) Land Size: 550 sqm approx	Agent Comments
51 Sunhill Ct ARDEER 3022 (REI) 3 1 1 1 Price: \$540,000 Method: Sold Before Auction Date: 16/10/2018 Rooms: - Property Type: House (Res)	Agent Comments

Account - Barry Plant | P: 03 8326 8888

Generated: 18/03/2019 13:16



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.