

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

19 Verdant Avenue, Ardeer Vic 3022

Indicative selling price

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

Range between \$560,000

&

\$580,000

Median sale price

Median price \$570,000

House

X

Unit

Suburb Ardeer

Period - From 01/10/2018

to

31/12/2018

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	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.

**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)**

Agent Comments

**Price:** \$595,000**Method:** Auction Sale**Date:** 08/12/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 558 sqm approx**9 Sunhill Cr ARDEER 3022 (REI)**

Agent Comments

**Price:** \$580,000**Method:** Sold Before Auction**Date:** 21/11/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 550 sqm approx**51 Sunhill Ct ARDEER 3022 (REI)**

Agent Comments

**Price:** \$540,000**Method:** Sold Before Auction**Date:** 16/10/2018**Rooms:** -**Property Type:** House (Res)