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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

1/36 Blanche Street Ardeer VIC 3022

3 1 -

### Indicative Selling Price

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

Range between \$490,000 & \$530,000

### Median Sale Price

\$627,500 Houses in Ardeer between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**1/8 Langley Street Ardeer VIC 3022** Sold Price **\$534,000** Sold Date **11-Aug-18**  
 2 1 1 Distance **0.2km**



**78A Maxweld Street Ardeer VIC 3022** Sold Price **\$560,000** Sold Date **03-Jul-18**  
 3 2 1 Distance **0.35km**



**1/24 North Street Ardeer VIC 3022** Sold Price **\$601,000** Sold Date **28-Jul-18**  
 3 1 2 Distance **0.39km**

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