

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

2/115 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

\$575,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Ardeer

Period-from

01 Feb 2020

to

31 Jan 2021

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

2/70 Blanche Street Ardeer VIC 3022	\$595,000	13-Jan-21
3/70 Blanche Street Ardeer VIC 3022	\$630,000	27-Nov-20
17 Lawrence Street Ardeer VIC 3022	\$527,500	02-Nov-20

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: 24 February 2021



2/70 Blanche Street Ardeer VIC 3022

 1  2  1

Sold Price

\$595,000

Sold Date

13-Jan-21

Distance

0.35km



3/70 Blanche Street Ardeer VIC 3022

 3  2  2

Sold Price

\$630,000

Sold Date

27-Nov-20

Distance

0.36km



17 Lawrence Street Ardeer VIC 3022

 3  1  1

Sold Price

\$527,500

Sold Date

02-Nov-20

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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