

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

22 LAWRENCE STREET, ARDEER, VIC 3022

Indicative selling price

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

Single Price / Range

440,000 to 480,000

Median sale price

Median price

\$510,000

House

☒

Unit

☐

Suburb

ARDEER

Period

01 January 2017 to 31 March 2017

Source

 pricefinder

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
2/11 SUNHILL CRES, ARDEER, VIC 3022	*\$430,000	26/05/2017
3 ROCKWOOD ST, ARDEER, VIC 3022	*\$503,000	29/04/2017
4/24 CHATSWORTH AVE, ARDEER, VIC 3022	*\$445,000	31/03/2017