

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

73 Maxweld Street, Ardeer Vic 3022

Indicative selling price

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

Range between \$565,000 & \$585,000

Median sale price

Median price \$686,500 House X Unit Suburb Ardeer

Period - From 01/04/2018 to 30/06/2018 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	20 Esmond St ARDEER 3022	\$606,000	14/07/2018
2	24 Holt St ARDEER 3022	\$585,000	17/03/2018
3	242 Forrest St ARDEER 3022	\$585,000	24/10/2017

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:
 Agent Comments

Indicative Selling Price
 \$565,000 - \$585,000
Median House Price
 June quarter 2018: \$686,500

Comparable Properties



20 Esmond St ARDEER 3022 (REI)

Agent Comments



Price: \$606,000
Method: Auction Sale
Date: 14/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 695 sqm approx

24 Holt St ARDEER 3022 (REI)

Agent Comments



Price: \$585,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 649 sqm approx



242 Forrest St ARDEER 3022 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 24/10/2017
Rooms: -
Property Type: House (Res)