## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	54 Verdant Avenue, Ardeer Vic 3022
Including suburb and	
postcode	

#### Indicative selling price

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

	Range between	\$530,000	&	\$570,000
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#### Median sale price

Median price	\$580,000	Pro	perty Type	House		Suburb	Ardeer
Period - From	01/10/2018	to	30/09/2019		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

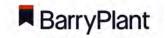
1	9 Holt St ARDEER 3022	\$616,000	21/09/2019
2	3 Chelsey St ARDEER 3022	\$575,000	09/08/2019
3	89 Blanche St ARDEER 3022	\$568,000	17/08/2019

#### 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.

This Statement of Information was prepared on:	20/11/2019 11:15
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Property Type: House (Res) Land Size: 675.671 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$530,000 - \$570,000 **Median House Price** 

Year ending September 2019: \$580,000

# Comparable Properties



9 Holt St ARDEER 3022 (REI)





Price: \$616,000 Method: Auction Sale Date: 21/09/2019 Property Type: House **Agent Comments** 

3 Chelsey St ARDEER 3022 (REI)

**=**3







Price: \$575,000 Method: Private Sale Date: 09/08/2019

Property Type: House (Res) Land Size: 700 sqm approx

Agent Comments



89 Blanche St ARDEER 3022 (REI)





Price: \$568.000 Method: Auction Sale Date: 17/08/2019

Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 8326 8888



