

# 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

54 Verdant Avenue, Ardeer Vic 3022

### Indicative selling price

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

Range between \$530,000 & \$570,000

### Median sale price

Median price \$580,000 Property 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



 3  1  1

**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)**

**Agent Comments**

 3  1  1

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

**3 Chelsey St ARDEER 3022 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 09/08/2019  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**89 Blanche St ARDEER 3022 (REI)**

**Agent Comments**

 4  1  2

**Price:** \$568,000  
**Method:** Auction Sale  
**Date:** 17/08/2019  
**Property Type:** House (Res)