

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

21 Chatsworth Avenue, Ardeer Vic 3022

Indicative selling price

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

Range between \$600,000

&

\$630,000

Median sale price

Median price \$625,500

House

X

Unit

Suburb Ardeer

Period - From 01/04/2017

to

31/03/2018

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	24 Glinden Av ARDEER 3022	\$627,000	26/05/2018
2	673 Ballarat Rd ARDEER 3022	\$595,000	09/01/2018
3	29 Chatsworth Av ARDEER 3022	\$585,000	31/01/2018

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.



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Rooms:**Property Type:** Brick Veneer**Land Size:** 557 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$630,000

Median House Price

Year ending March 2018: \$625,500

Comparable Properties

24 Glinden Av ARDEER 3022 (REI)

Agent Comments

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Price: \$627,000**Method:** Auction Sale**Date:** 26/05/2018**Rooms:** -**Property Type:** House**Land Size:** 585 sqm approx**673 Ballarat Rd ARDEER 3022 (REI)**

Agent Comments

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Price: \$595,000**Method:** Private Sale**Date:** 09/01/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 533 sqm approx**29 Chatsworth Av ARDEER 3022 (REI)**

Agent Comments

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Price: \$585,000**Method:** Private Sale**Date:** 31/01/2018**Rooms:** -**Property Type:** House