

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	21 Chatsworth 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	\$600,000	&	\$630,000
			l

Median sale price

Median price	\$625,500	Hou	use X	Unit		Suburb	Ardeer
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

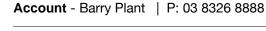
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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)



Price: \$627,000 Method: Auction Sale Date: 26/05/2018 Rooms: -

Property Type: House Land Size: 585 sqm approx **Agent Comments**



673 Ballarat Rd ARDEER 3022 (REI)

1 3







Price: \$595,000 Method: Private Sale Date: 09/01/2018

Rooms: -

Property Type: House (Res) Land Size: 533 sqm approx

Agent Comments



29 Chatsworth Av ARDEER 3022 (REI)





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

Property Type: House

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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