

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 GLINDEN AVENUE, ARDEER, VIC 3022**



### Indicative Selling Price

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

Price Range:

**\$630,000 to \$680,000**

Provided by: Victor Hsu, Sweeney Estate Agents, Sunshine

## MEDIAN SALE PRICE



**ARDEER, VIC, 3022**

Suburb Median Sale Price (House)

**\$559,000**

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



**35 SUNHILL CRES, ARDEER, VIC 3022**



Sale Price

**\$660,000**

Sale Date: 06/05/2017

Distance from Property: 250m



**54 SUSPENSION ST, ARDEER, VIC 3022**



Sale Price

**\*\$650,000**

Sale Date: 01/08/2017

Distance from Property: 894m



**1 CHELSEY ST, ARDEER, VIC 3022**



Sale Price

**\*\$627,000**

Sale Date: 29/07/2017

Distance from Property: 401m



This report has been compiled on 17/08/2017 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

14 GLINDEN 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)

Price Range:

\$630,000 to \$680,000

Median sale price

Median price

\$559,000

House

X

Unit


Suburb

ARDEER

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
35 SUNHILL CRES, ARDEER, VIC 3022	\$660,000	06/05/2017
54 SUSPENSION ST, ARDEER, VIC 3022	*\$650,000	01/08/2017
1 CHELSEY ST, ARDEER, VIC 3022	*\$627,000	29/07/2017