

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 14 GLINDEN AVENUE, ARDEER, VIC 3022 🕮 6 🕒 1 😂 3







**Indicative Selling Price** 

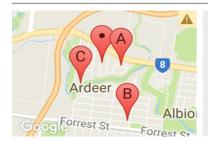
For the meaning of this price see consumer.vic.au/underquoting

**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



# 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

Price Range: \$630,000 to \$680,000

## Median sale price

Median price	\$559,000	House	Unit	Suburb	ARDEER
Period	01 July 2016 to 30 Jun	Source		ricefinder	

## 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

