

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

1 Lawrence Street, Ardeer Vic 3022

Indicative selling price

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

Range between \$590,000

&

\$630,000

Median sale price

Median price \$487,500

House

Unit

X

Suburb

Ardeer

Period - From 01/01/2017

to

31/12/2017

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	13c Rockbank Rd ARDEER 3022	\$630,000	14/02/2018
2	2/38 Holt St ARDEER 3022	\$627,000	05/03/2018
3	13a Rockbank Rd ARDEER 3022	\$605,000	16/09/2017

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.



 3  3  1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median Unit Price
Year ending December 2017: \$487,500

Comparable Properties



13c Rockbank Rd ARDEER 3022 (REI)

Agent Comments

 3  2  1

Price: \$630,000
Method: Private Sale
Date: 14/02/2018
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 223 sqm approx



2/38 Holt St ARDEER 3022 (REI)

Agent Comments

 4  2  2

Price: \$627,000
Method: Private Sale
Date: 05/03/2018
Rooms: -
Property Type: Townhouse (Res)



13a Rockbank Rd ARDEER 3022 (REI)

Agent Comments

 3  2  1

Price: \$605,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 287 sqm approx