

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

252 Forrest 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 \$643,000

House

X

Unit

Suburb Ardeer

Period - From 01/07/2017

to

30/06/2018

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	84 McLaughlin St ARDEER 3022	\$630,000	03/02/2018
2	27 Helene St ARDEER 3022	\$624,000	03/03/2018
3	91 Suspension St ARDEER 3022	\$620,000	16/06/2018

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.



 3  1  1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median House Price
Year ending June 2018: \$643,000

Comparable Properties



84 McLaughlin St ARDEER 3022 (REI)

Agent Comments

 3  1  1

Price: \$630,000
Method: Sold Before Auction
Date: 03/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 603 sqm approx



27 Helene St ARDEER 3022 (REI)

Agent Comments

 4  1  4

Price: \$624,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 6
Property Type: House
Land Size: 600 sqm approx

91 Suspension St ARDEER 3022 (REI)

Agent Comments

 4  1  1

Price: \$620,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: House (Res)