

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

2/16 HELENE STREET ARDEER VIC 3022

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Ardeer

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

40 YOUNG STREET SUNSHINE WEST VIC 3020	\$645,000	23-Feb-24
17B HUTCHINSON STREET ALBION VIC 3020	\$800,000	10-May-24
16 MYERS STREET SUNSHINE WEST VIC 3020	\$795,000	24-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 10 August 2024



**40 YOUNG STREET SUNSHINE
WEST VIC 3020**

3 2 1

Sold Price **\$645,000** Sold Date **23-Feb-24**

Distance **0.98km**



**17B HUTCHINSON STREET ALBION
VIC 3020**

3 2 1

Sold Price **\$800,000** Sold Date **10-May-24**

Distance **1.2km**



**16 MYERS STREET SUNSHINE
WEST VIC 3020**

3 2 2

Sold Price **\$795,000** Sold Date **24-Feb-24**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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