

## 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

4 Suspension Street, Ardeer Vic 3022

#### Indicative selling price

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

Range between \$590,000

&

\$620,000

#### Median sale price

Median price \$630,000

House

X

Unit

Suburb Ardeer

Period - From 01/10/2017

to

30/09/2018

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	91 Suspension St ARDEER 3022	\$620,000	16/06/2018
2	11 Helene St ARDEER 3022	\$615,000	04/01/2018
3	126 Suspension St ARDEER 3022	\$615,000	09/12/2017

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    1    2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 871 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$590,000 - \$620,000  
**Median House Price**  
 Year ending September 2018: \$630,000

## Comparable Properties

### 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)



### 11 Helene St ARDEER 3022 (REI)

**Agent Comments**

 2    1    1

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 04/01/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 603 sqm approx

### 126 Suspension St ARDEER 3022 (REI)

**Agent Comments**

 3    1    1

**Price:** \$615,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx