

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	4 Suspension Street, Ardeer Vic 3022
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$590,000	&	\$620,000

Median sale price

Median price	\$630,000	Hou	use X	Unit		Suburb	Ardeer
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

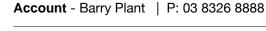
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







Generated: 06/12/2018 14:07







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)

--4

i

6

Price: \$620,000 Method: Auction Sale Date: 16/06/2018

Rooms: -

Property Type: House (Res)

Agent Comments



11 Helene St ARDEER 3022 (REI)

-2



6 1

Price: \$615,000 Method: Private Sale Date: 04/01/2018 Rooms: 5

Property Type: House **Land Size:** 603 sqm approx

Agent Comments

126 Suspension St ARDEER 3022 (REI)

-3





Price: \$615,000 Method: Auction Sale Date: 09/12/2017

Rooms: -

Property Type: House (Res) **Land Size:** 604 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888





Generated: 06/12/2018 14:07