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STATEMENT OF INFORMATION

Prepared on 25 Aug 2017

HOUSE Offered for Sale

198 Forrest Street Ardeer VIC 3022

3 1 1

Indicative Selling Price

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

Range between \$480,000 & \$520,000

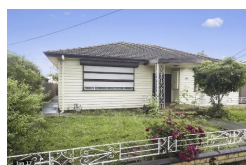
Median Sale Price

\$560,000 Houses in Ardeer between Aug 2016 - Jul 2017

Source: CoreLogic

Comparable Property Sales

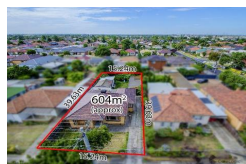
These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



81 Maxwelld Street Ardeer VIC 3022 Sold Price **\$500,000** Sold Date **28-Feb-17**
 3 1 3 Distance **0.4km**



2/8 Langley Street Ardeer VIC 3022 Sold Price **\$505,000** Sold Date **16-Mar-17**
 3 2 1 Distance **0.46km**



56 Suspension Street Ardeer VIC 3022 Sold Price **\$546,000** Sold Date **25-Feb-17**
 3 1 1 Distance **0.2km**

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