

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

1/102 Maxweld 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

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,000

Property type

House

Suburb

Ardeer

Period-from

01 Oct 2020

to

30 Sep 2021

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

1/98 Maxweld Street Ardeer VIC 3022	\$550,000	14-Oct-21
2/13 Maxweld Street Ardeer VIC 3022	\$598,000	22-Apr-21
2/98 Maxweld Street Ardeer VIC 3022	\$595,000	19-Apr-21

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.

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1/98 Maxweld Street Ardeer VIC 3022

2 1 1

Sold Price

^{RS} **\$550,000**

Sold Date

14-Oct-21

Distance

0.03km



2/13 Maxweld Street Ardeer VIC 3022

3 2 1

Sold Price

\$598,000

Sold Date

22-Apr-21

Distance

0.75km



2/98 Maxweld Street Ardeer VIC 3022

3 1 1

Sold Price

\$595,000

Sold Date

19-Apr-21

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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