

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

2/38 Holt Street, Ardeer Vic 3022

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$658,750

House

X

Unit

Suburb Ardeer

Period - From 01/07/2017

to

30/09/2017

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 | 13a Rockbank Rd ARDEER 3022 | \$605,000 | 16/09/2017 |
| 2 | 4/80 Rockbank Rd ARDEER 3022 | \$535,000 | 31/10/2017 |
| 3 | 19 Lawrence St ARDEER 3022 | \$509,000 | 16/09/2017 |

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.



 4
  2
  2

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median House Price

September quarter 2017: \$658,750

Limited recent sale comparable 4 bedroom townhouses

Comparable Properties



13a Rockbank Rd ARDEER 3022 (REI)

Agent Comments

 3
  2
  1

Price: \$605,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 287 sqm approx



4/80 Rockbank Rd ARDEER 3022 (REI)

Agent Comments

 3
  2
  1

Price: \$535,000

Method: Private Sale

Date: 31/10/2017

Rooms: 5

Property Type: Unit

Land Size: 296 sqm approx



19 Lawrence St ARDEER 3022 (REI)

Agent Comments

 3
  1
  1

Price: \$509,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: House (Res)