

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıe
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Address	2/38 Holt 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	\$580,000	&	\$620,000

Median sale price

Median price	\$658,750	Hou	ise 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)

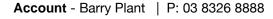
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

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.







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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)



Price: \$605,000 Method: Auction Sale

Date: 16/09/2017

Rooms: 5

Property Type: Townhouse (Res) Land Size: 287 sqm approx

Agent Comments



4/80 Rockbank Rd ARDEER 3022 (REI)





Price: \$535,000 Method: Private Sale Date: 31/10/2017 Rooms: 5 Property Type: Unit

Land Size: 296 sqm approx

Agent Comments



19 Lawrence St ARDEER 3022 (REI)





Price: \$509,000 Method: Auction Sale Date: 16/09/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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