

Statement of Information

Sections 47AF of the Estate Agents Act 1980

12 Verdant Avenue, ARDEER 3022

House

3 beds

1 baths

2 parking

Indicative selling price

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

Range \$510,000 - \$560,000

Median sale price

Median **House** for **ARDEER** for period **Jul 2017 - Sep 2017**

Sourced from **REIV**.

\$659,000

Comparable property sales

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 the most comparable to the property for sale.

**198 FORREST STREET ,
ARDEER 3022**

Price **\$528,000** Sold 07 October 2017

**220 FORREST STREET ,
ARDEER 3022**

Price **\$575,000** Sold 01 July 2017

**45 SUNHILL COURT ,
ARDEER 3022**

Price **\$512,500** Sold 03 July 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Contact agents

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 Compton Green

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