

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

1/8 Langley Street, Ardeer Vic 3022

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$575,000

House

Unit

X

Suburb

Ardeer

Period - From 01/07/2017

to

30/06/2018

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	4/80 Rockbank Rd ARDEER 3022	\$535,000	31/10/2017
2	19 Lawrence St ARDEER 3022	\$509,000	16/09/2017
3	1/102 Maxweld St ARDEER 3022		23/07/2018

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.



 2  1  1

Rooms: Property
Type:

Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
Year ending June 2018: \$575,000

Comparable Properties



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)



1/102 Maxweld St ARDEER 3022 (REI)

Agent Comments

 3  1  2

Price:
Method: Private Sale
Date: 23/07/2018
Rooms: -
Property Type: Unit