

#### 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

&	\$530,000
	&

#### Median sale price

Median price	\$575,000	Hou	se	Unit	Х	Suburb	Ardeer
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

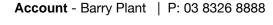
### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress 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.







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**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)

Price: \$535,000

Method: Private Sale Date:

31/10/2017 Rooms: 5

**Property Type: Unit** 

Land Size: 296 sqm approx

**Agent Comments** 

**Agent Comments** 



19 Lawrence St ARDEER 3022 (REI)





Price: \$509.000

Method: Auction Sale Date:

16/09/2017 Rooms: -

Property Type: House (Res)



1/102 Maxweld St ARDEER 3022 (REI)

**-**3



Price:

Method: Private Sale Date: 23/07/2018

Rooms: -

**Property Type: Unit** 

**Agent Comments** 

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