

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

17 Helene Street, Ardeer Vic 3022

Indicative selling price

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

Range between \$680,000

&

\$740,000

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	140 Suspension St ARDEER 3022	\$719,000	17/09/2017
2	76 McLaughlin St ARDEER 3022	\$712,000	12/08/2017
3	47 Blanche St ARDEER 3022	\$711,500	12/08/2017

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: House
Land Size: 603 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median House Price
September quarter 2017: \$658,750

Comparable Properties



140 Suspension St ARDEER 3022 (REI)

Agent Comments

 3  2  1

Price: \$719,000
Method: Private Sale
Date: 17/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx



76 McLaughlin St ARDEER 3022 (REI)

Agent Comments

 3  2  2

Price: \$712,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 604 sqm approx



47 Blanche St ARDEER 3022 (REI)

Agent Comments

 3  1  3

Price: \$711,500
Method: Auction Sale
Date: 12/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 605 sqm approx