

### 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

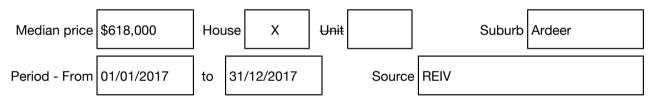
ess 27 Helene Street, Ardeer Vic 3022 nd de

#### Indicative selling price

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

Range between \$580,000	&	\$610,000
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#### Median sale price



#### 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	11 Helene St ARDEER 3022	\$615,000	04/01/2018
2	673 Ballarat Rd ARDEER 3022	\$595,000	09/01/2018
3	242 Forrest St ARDEER 3022	\$585,000	24/10/2017

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.

#### Account - Barry Plant | P: 03 8326 8888

propertydata

#### Generated: 15/02/2018 17:03

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Indicative Selling Price \$580,000 - \$610,000 Median House Price Year ending December 2017: \$618,000

## **Comparable Properties**

11 Helene St ARDEER 3022 (REI) 2 1 1 1 Price: \$615,000 Method: Private Sale Date: 04/01/2018 Rooms: - Property Type: House Land Size: 603 sqm approx	Agent Comments
673 Ballarat Rd ARDEER 3022 (REI) 3 1 2 2 Price: \$595,000 Method: Private Sale Date: 09/01/2018 Rooms: - Property Type: House (Res) Land Size: 533 sqm approx	Agent Comments
242 Forrest St ARDEER 3022 (REI) 4 1 3 Price: \$585,000 Method: Private Sale Date: 24/10/2017 Rooms: - Property Type: House (Res)	Agent Comments

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REIV

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