

### 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

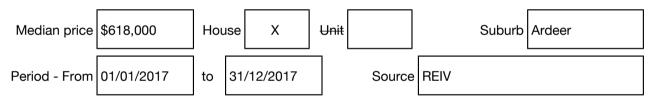
22 Mclaughlin Street, Ardeer Vic 3022

#### Indicative selling price

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

Range between \$580,000	&	\$620,000
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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.

Address of comparable property		Price	Date of sale
1	52 Blanche St ARDEER 3022	\$620,000	30/01/2018
2	126 Suspension St ARDEER 3022	\$615,000	09/12/2017
3	11 Helene St ARDEER 3022	\$615,000	04/01/2018

#### 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.

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

propertydata

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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: WB Land Size: 604 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$620,000 Median House Price Year ending December 2017: \$618,000

## **Comparable Properties**



52 Blanche St ARDEER 3022 (REI)

Price: \$620,000 Method: Private Sale Date: 30/01/2018 Rooms: 7 Property Type: House Agent Comments

126 Suspension St ARDEER 3022 (REI)

Agent Comments



Price: \$615,000 Method: Auction Sale Date: 09/12/2017 Rooms: -Property Type: House (Res) Land Size: 604 sqm approx



11 Helene St ARDEER 3022 (REI)



Price: \$615,000 Method: Private Sale Date: 04/01/2018 Rooms: -Property Type: House Land Size: 603 sqm approx Agent Comments

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