

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

20 Esmond Street, Ardeer Vic 3022

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$624,000

House

X

Unit

Suburb

Ardeer

Period - From

01/01/2018

to

31/03/2018

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	24 Glinden Av ARDEER 3022	\$627,000	26/05/2018
2	99 Blanche St ARDEER 3022	\$621,000	19/03/2018
3	24 Holt St ARDEER 3022	\$585,000	17/03/2018

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.



 3
  1
  2

Rooms:

Property Type:

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median House Price

March quarter 2018: \$624,000

Comparable Properties

24 Glinden Av ARDEER 3022 (REI)

Agent Comments

 3
  1
  3

Price: \$627,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: House

Land Size: 585 sqm approx



99 Blanche St ARDEER 3022 (REI)

Agent Comments

 3
  1
  1

Price: \$621,000

Method: Sold Before Auction

Date: 19/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 593 sqm approx

24 Holt St ARDEER 3022 (REI)

Agent Comments

 3
  1
  1

Price: \$585,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 649 sqm approx