

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

5/66 Blanche Street, Ardeer Vic 3022

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$527,000 Property Type Unit Suburb Ardeer

Period - From 24/01/2019 to 23/01/2020 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	2/36 Blanche St ARDEER 3022	\$555,000	22/11/2019
2	1/37 Yallourn St ARDEER 3022	\$531,000	14/12/2019
3	1/29 Helene St ARDEER 3022	\$490,000	20/08/2019

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.~~

This Statement of Information was prepared on:

24/01/2020 09:08



 3  1  3

Property Type: Unit

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

24/01/2019 - 23/01/2020: \$527,000

Comparable Properties

2/36 Blanche St ARDEER 3022 (REI)

Agent Comments

 3  2  1

Price: \$555,000

Method: Private Sale

Date: 22/11/2019

Property Type: Unit

1/37 Yallourn St ARDEER 3022 (REI)

Agent Comments

 3  2  2

Price: \$531,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Townhouse (Res)



1/29 Helene St ARDEER 3022 (REI)

Agent Comments

 3  1  1

Price: \$490,000

Method: Private Sale

Date: 20/08/2019

Property Type: House