

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	7 Mclaughlin Street, Ardeer Vic 3022
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$520,000

Median sale price

Median price	\$630,000	Hou	ise X	Unit		Suburb	Ardeer
Period - From	01/01/2018	to	31/12/2018		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.

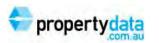
Address of comparable property		Price	Date of sale
1	13 Langley St ARDEER 3022	\$595,000	08/12/2018
2	73 Maxweld St ARDEER 3022	\$560,000	14/11/2018
3	21 West St ARDEER 3022	\$520,000	22/10/2018

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





Generated: 15/04/2019 11:46







Rooms:

Property Type: WB

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price \$500,000 - \$520,000 Median House Price

Year ending December 2018: \$630,000

Comparable Properties



13 Langley St ARDEER 3022 (REI)

— 3





Price: \$595,000 Method: Auction Sale Date: 08/12/2018

Rooms: -

Property Type: House (Res) **Land Size:** 558 sqm approx

Agent Comments



73 Maxweld St ARDEER 3022 (REI)

-





Price: \$560,000 **Method:** Private Sale **Date:** 14/11/2018

Rooms: -

Property Type: House Land Size: 604 sqm approx Agent Comments



21 West St ARDEER 3022 (REI)

'—| 3





Price: \$520,000 Method: Private Sale Date: 22/10/2018

Rooms: -

Property Type: House (Res) **Land Size:** 635 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888





Generated: 15/04/2019 11:46