

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

2/115 McLaughlin Street Ardeer VIC 3022

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$471,500

Property type

Unit

Suburb

Ardeer

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

1/80 Rockbank Road Ardeer VIC 3022	\$425,000	27-Jun-19
1/3 Rockbank Road Ardeer VIC 3022	\$566,000	20-Jul-19
1/37 Holt Street Ardeer VIC 3022	\$527,000	24-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 29 November 2019



1/80 Rockbank Road Ardeer VIC 3022

Sold Price

\$425,000

Sold Date

27-Jun-19

3

1

1

Distance

0.33km



1/3 Rockbank Road Ardeer VIC 3022

Sold Price

\$566,000

Sold Date

20-Jul-19

3

2

1

Distance

0.74km



1/37 Holt Street Ardeer VIC 3022

Sold Price

\$527,000

Sold Date

24-Oct-19

3

2

1

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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