

## 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

35 SUNHILL CRESCENT ARDEER VIC 3022

### Indicative selling price

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

Single Price

or range  
between

\$760,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Ardeer

Period-from

01 Jun 2021

to

31 May 2022

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

667 BALLARAT ROAD ARDEER VIC 3022	\$698,000	21-Apr-22
49 BLANCHE STREET ARDEER VIC 3022	\$820,000	05-Feb-22
78 SUSPENSION STREET ARDEER VIC 3022	\$931,000	25-Mar-22

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: 27 June 2022



**667 BALLARAT ROAD ARDEER VIC 3022** Sold Price **\$698,000** Sold Date **21-Apr-22**

 4  2  2

Distance **0.15km**



**49 BLANCHE STREET ARDEER VIC 3022** Sold Price **\$820,000** Sold Date **05-Feb-22**

 3  1  4

Distance **0.55km**



**78 SUSPENSION STREET ARDEER VIC 3022** Sold Price **\$931,000** Sold Date **25-Mar-22**

 3  2  1

Distance **0.77km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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