

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

256 Forrest Street, Ardeer Vic 3022

Indicative selling price

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

Range between \$520,000 & \$550,000

Median sale price

Median price \$630,000 House X Unit Suburb Ardeer

Period - From 01/04/2018 to 31/03/2019 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.



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

Indicative Selling Price
 \$520,000 - \$550,000
Median House Price
 Year ending March 2019: \$630,000

Comparable Properties



13 Langley St ARDEER 3022 (REI)

Agent Comments



Price: \$595,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 558 sqm approx



73 Maxweld St ARDEER 3022 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 14/11/2018
Rooms: -
Property Type: House
Land Size: 604 sqm approx



21 West St ARDEER 3022 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 22/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 635 sqm approx