

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/30 Esmond 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,000

*House

X

*Unit

Suburb

Ardeer

Period-from

01 Feb 2018

to

31 Jan 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 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

2/80 Rockbank Road Ardeer VIC 3022	\$480,000	07-Oct-18
2/17 Sunhill Crescent Ardeer VIC 3022	\$463,000	13-Oct-18
2/18 Lorna Crescent Sunshine West VIC 3020	\$450,000	25-Sep-18

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.~~

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2/80 Rockbank Road Ardeer VIC 3022

Sold Price **\$480,000** Sold Date **07-Oct-18**

 3  1  1

Distance **0.27km**



2/17 Sunhill Crescent Ardeer VIC 3022

Sold Price **\$463,000** Sold Date **13-Oct-18**

 2  2  1

Distance **0.48km**



2/18 Lorna Crescent Sunshine West VIC 3020

Sold Price **\$450,000** Sold Date **25-Sep-18**

 3  1  1

Distance **1.11km**

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

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