

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	1/102 Maxweld 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	\$530,000	&	\$560,000
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Median sale price

Median price	\$530,000	Hou	se	Unit	Х	Suburt	Ardeer
Period - From	01/04/2017	to	31/03/2018		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.

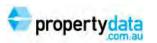
Add	dress of comparable property	Price	Date of sale
1	6/27-29 Rockbank Rd ARDEER 3022	\$575,000	21/04/2018
2	38 Sunhill Ct ARDEER 3022	\$535,000	14/03/2018
3	2/22 Chatsworth Av ARDEER 3022	\$497,000	24/03/2018

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.







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Rooms: Property Type: Agent Comments Indicative Selling Price \$530,000 - \$560,000 Median Unit Price Year ending March 2018: \$530,000

Comparable Properties

6/27-29 Rockbank Rd ARDEER 3022 (REI)

1 3 **1** 2 **4**

Price: \$575,000 Method: Auction Sale Date: 21/04/2018 Rooms: -

Property Type: Unit

Agent Comments

38 Sunhill Ct ARDEER 3022 (REI)

🛌 3 **📥** 2 🛱 1

Price: \$535,000 Method: Private Sale Date: 14/03/2018

Rooms: Property Type: Townhouse (Single)

Agent Comments

2/22 Chatsworth Av ARDEER 3022 (REI)

🛏 3 🐂 1 🛱

Price: \$497,000 Method: Auction Sale Date: 24/03/2018 Rooms: -

Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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