

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

46 MAXWELD STREET, ARDEER, VIC 3022

Indicative selling price

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

Single Price: \$599,000

Median sale price

Median price

\$628,500

House

☒

Unit

☐

Suburb

ARDEER

Period

01 January 2018 to 31 March 2018

Source



Comparable property sales

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
84 MCLAUGHLIN ST, ARDEER, VIC 3022	\$630,000	27/01/2018
130 SUSPENSION ST, ARDEER, VIC 3022	\$693,000	22/01/2018
126 SUSPENSION ST, ARDEER, VIC 3022	\$615,000	09/12/2017