

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

82 Suspension Street, Ardeer Vic 3022

Indicative selling price

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

Range between

\$640,000

&

\$680,000

Median sale price

Median price

\$618,000

House

X

Unit

Suburb

Ardeer

Period - From

01/01/2017

to

31/12/2017

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	3 McLaughlin St ARDEER 3022	\$650,000	12/01/2018
2	84 McLaughlin St ARDEER 3022	\$630,000	03/02/2018
3	126 Suspension St ARDEER 3022	\$615,000	09/12/2017

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.



 5
  1
  2

Rooms:**Property Type:** House (Res)**Land Size:** 600 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$680,000

Median House Price

Year ending December 2017: \$618,000

Comparable Properties

**3 McLaughlin St ARDEER 3022 (REI)**

Agent Comments

 4
  1
  2

Price: \$650,000**Method:** Private Sale**Date:** 12/01/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 604 sqm approx**84 McLaughlin St ARDEER 3022 (REI)**

Agent Comments

 3
  1
  1

Price: \$630,000**Method:** Sold Before Auction**Date:** 03/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 603 sqm approx**126 Suspension St ARDEER 3022 (REI)**

Agent Comments

 3
  1
  1

Price: \$615,000**Method:** Auction Sale**Date:** 09/12/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 604 sqm approx