

# 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

1/70 Blanche Street, Ardeer Vic 3022

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$495,000

&

\$540,000

### Median sale price

Median price \$531,000

Property Type Unit

Suburb Ardeer

Period - From 01/10/2019

to 30/09/2020

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 | 17 Lawrence St ARDEER 3022      | \$527,500 | 14/11/2020   |
| 2 | 62 Esmond St ARDEER 3022        | \$510,000 | 14/09/2020   |
| 3 | 173 David Dr SUNSHINE WEST 3020 | \$500,000 | 22/10/2020   |

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.~~

This Statement of Information was prepared on:

03/12/2020 16:37



 3  1  1

**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 268 sqm approx  
**Agent Comments**

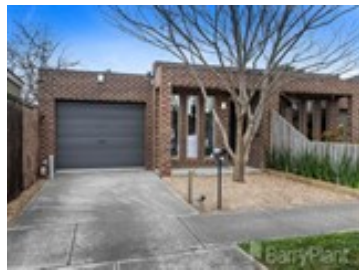
**Indicative Selling Price**

\$495,000 - \$540,000

**Median Unit Price**

Year ending September 2020: \$531,000

## Comparable Properties



**17 Lawrence St ARDEER 3022 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$527,500  
**Method:** Private Sale  
**Date:** 14/11/2020  
**Property Type:** Unit



**62 Esmond St ARDEER 3022 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 14/09/2020  
**Rooms:** 4  
**Property Type:** Unit



**173 David Dr SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$500,000  
**Method:** Sold Before Auction  
**Date:** 22/10/2020  
**Property Type:** Townhouse (Res)  
**Land Size:** 133 sqm approx