

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

50 Blanche Street, Ardeer Vic 3022

Indicative selling price

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

Range between

\$690,000

&

\$730,000

Median sale price*

Median price

House

Unit

Suburb

Ardeer

Period - From

to

Source

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	44 Maxweld St ARDEER 3022	\$730,000	27/10/2018
2	252 Forrest St ARDEER 3022	\$701,000	04/08/2018
3	80 Suspension St ARDEER 3022	\$661,000	12/08/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

**Rooms:****Property Type:** House (Res)**Land Size:** 628 sqm approx

Agent Comments

Indicative Selling Price
\$690,000 - \$730,000
No median price available

Comparable Properties

**44 Maxweld St ARDEER 3022 (REI)**

Agent Comments

**Price:** \$730,000**Method:** Auction Sale**Date:** 27/10/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 604 sqm approx**252 Forrest St ARDEER 3022 (REI)**

Agent Comments

**Price:** \$701,000**Method:** Auction Sale**Date:** 04/08/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 604 sqm approx**80 Suspension St ARDEER 3022 (REI)**

Agent Comments

**Price:** \$661,000**Method:** Private Sale**Date:** 12/08/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 604 sqm approx