

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

2/17 Sunhill Crescent, Ardeer Vic 3022

Indicative selling price

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

Range between

\$450,000

&

\$475,000

Median sale price

Median price

\$575,000

House

Unit

X

Suburb

Ardeer

Period - From

01/07/2017

to

30/06/2018

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.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 2/22 Chatsworth Av ARDEER 3022 | \$497,000 | 24/03/2018 |
| 2 | 37 Sunhill Cr ARDEER 3022 | \$455,000 | 06/08/2018 |
| 3 | 3/37 Yallourn St ARDEER 3022 | \$440,000 | 25/07/2018 |

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.



 2
  2
  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$450,000 - \$475,000
Median Unit Price
 Year ending June 2018: \$575,000

Comparable Properties

2/22 Chatsworth Av ARDEER 3022 (REI)

Agent Comments

 3
  1
  1

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

37 Sunhill Cr ARDEER 3022 (REI)

Agent Comments

 2
  2
  2

Price: \$455,000
Method: Sold Before Auction
Date: 06/08/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 269 sqm approx

3/37 Yallourn St ARDEER 3022 (REI)

Agent Comments

 2
  -
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Price: \$440,000
Method: Private Sale
Date: 25/07/2018
Rooms: -
Property Type: Unit