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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

3 Chelsey Street Ardeer VIC 3022

 4  1  2

## Indicative Selling Price

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

Range between \$590,000 & \$620,000

## Median Sale Price




\$627,500 Houses in Ardeer between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






**88 Esmond Street Ardeer VIC 3022** Sold Price **\$657,000** Sold Date **04-Sep-18**  
 3  1  1 Distance **0.58km**



**689 Ballarat Road Ardeer VIC 3022** Sold Price **\$652,000** Sold Date **30-May-18**  
 3  2  2 Distance **0.59km**



**20 Esmond Street Ardeer VIC 3022** Sold Price **\$606,000** Sold Date **14-Jul-18**  
 3  1  1 Distance **0.05km**

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