

## 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

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 \$800,000 & \$860,000

#### Median sale price

Median price \$625,000 House X Unit Suburb Ardeer

Period - From 01/10/2016 to 30/09/2017 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	140 Suspension St ARDEER 3022	\$719,000	17/09/2017
2	76 McLaughlin St ARDEER 3022	\$712,000	12/08/2017
3	47 Blanche St ARDEER 3022	\$711,500	12/08/2017

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.



 3  
  1  
  1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 923 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$800,000 - \$860,000

**Median House Price**

Year ending September 2017: \$625,000

## Comparable Properties



**140 Suspension St ARDEER 3022 (REI)**

Agent Comments

 3  
  2  
  1

**Price:** \$719,000  
**Method:** Private Sale  
**Date:** 17/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx



**76 Mclaughlin St ARDEER 3022 (REI)**

Agent Comments

 3  
  2  
  2

**Price:** \$712,000  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**47 Blanche St ARDEER 3022 (REI)**

Agent Comments

 3  
  1  
  3

**Price:** \$711,500  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx