

#### 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	41 Helene Street, Ardeer Vic 3022
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$670,000	&	\$730,000

#### Median sale price

Median price	\$618,000	Hou	se X	Unit		Suburb	Ardeer
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

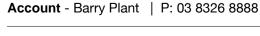
### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	17 Helene St ARDEER 3022	\$740,000	09/12/2017
2	20 Chelsey St ARDEER 3022	\$726,500	10/02/2018
3	34 Holt St ARDEER 3022	\$697,500	02/12/2017

#### 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.







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Rooms:

**Property Type:** House Agent Comments

Indicative Selling Price \$670,000 - \$730,000 Median House Price Year ending December 2017: \$618,000

## Comparable Properties



17 Helene St ARDEER 3022 (REI)

4

**-** 2

**2** 

Price: \$740,000 Method: Auction Sale Date: 09/12/2017

Rooms: -

Property Type: House (Res)

**Agent Comments** 



20 Chelsey St ARDEER 3022 (REI)

**---**| 3

**—** 2

**6** 1

**Price:** \$726,500 **Method:** Auction Sale **Date:** 10/02/2018

Rooms: -

**Property Type:** House (Res) **Land Size:** 692 sqm approx

**Agent Comments** 



34 Holt St ARDEER 3022 (REI)

-



<del>(A)</del> 4

Price: \$697,500 Method: Auction Sale Date: 02/12/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 655 sqm approx

**Agent Comments** 

**Account** - Barry Plant | P: 03 8326 8888





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