

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

19 Lawrence Street, Ardeer Vic 3022

Indicative selling price

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

Range between

\$470,000

&

\$510,000

Median sale price

Median price

\$571,500

House

X

Unit

Suburb

Ardeer

Period - From

01/07/2016

to

30/06/2017

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	3/15 Drummartin St ALBION 3020	\$515,000	01/04/2017
2	22 Lawrence St ARDEER 3022	\$480,000	01/07/2017
3	46 Fitzgerald Rd SUNSHINE WEST 3020	\$470,000	05/08/2017

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.~~

19 Lawrence Street, Ardeer Vic 3022



 3  1  1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median House Price
Year ending June 2017: \$571,500

Comparable Properties

3/15 Drummartin St ALBION 3020 (REI)

Agent Comments

 3  1  1

Price: \$515,000
Method: Auction Sale
Date: 01/04/2017
Rooms: -
Property Type: Unit
Land Size: 250 sqm approx



22 Lawrence St ARDEER 3022 (REI)

Agent Comments

 2  1  1

Price: \$480,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: Unit
Land Size: 253 sqm approx



46 Fitzgerald Rd SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  1

Price: \$470,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 5
Property Type: Unit
Land Size: 322 sqm approx