

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

48 VERDANT AVENUE ARDEER VIC 3022

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Ardeer

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

27 HELENE STREET ARDEER VIC 3022	\$645,000	27-Jul-22
13 DAVEY STREET SUNSHINE WEST VIC 3020	\$650,000	13-May-22
4 LANGLEY STREET ARDEER VIC 3022	\$630,000	10-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 17 October 2022



27 HELENE STREET ARDEER VIC 3022

Sold Price

\$645,000

Sold Date

27-Jul-22

4 1 4

Distance

0.44km



13 DAVEY STREET SUNSHINE WEST VIC 3020

Sold Price

\$650,000

Sold Date

13-May-22

3 1 2

Distance

1.48km



4 LANGLEY STREET ARDEER VIC 3022

Sold Price

^{RS} **\$630,000**

Sold Date

10-Oct-22

2 1 2

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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