

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

85 Maxweld Street, Ardeer Vic 3022

Indicative selling price

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

Price range

\$625,000

&

\$675,000

Median sale price

Median price

\$690,000

Property Type

House

Suburb

Ardeer

Period - From

01/01/2024

to

31/03/2024

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	94 Maxweld St ARDEER 3022	\$651,000	16/03/2024
2	100 Maxweld St ARDEER 3022	\$637,000	06/12/2023
3	60 McLaughlin St ARDEER 3022	\$601,000	06/12/2023

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.~~

This Statement of Information was prepared on:

11 July 2024

85 Maxweld Street, Ardeer Vic 3022

Tony Gerace
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Property Type: House (Previously Occupied - Detached)
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$625,000 - \$675,000
Median House Price
March quarter 2024: \$690,000

Comparable Properties



94 Maxweld St ARDEER 3022 (REI)

Agent Comments



Price: \$651,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 604 sqm approx



100 Maxweld St ARDEER 3022 (REI/VG)

Agent Comments



Price: \$637,000
Method: Private Sale
Date: 06/12/2023
Property Type: House
Land Size: 604 sqm approx



60 McLaughlin St ARDEER 3022 (REI/VG)

Agent Comments



Price: \$601,000
Method: Private Sale
Date: 06/12/2023
Property Type: House
Land Size: 604 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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