

STATEMENT OF INFORMATION

11 HELENE STREET, ARDEER, VIC 3022

PREPARED BY MONIQUE RUGGIERI, BIGGIN & SCOTT SUNSHINE

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Biggin & Scott

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 HELENE STREET, ARDEER, VIC 3022

2 1 1

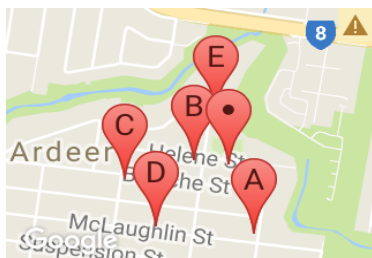
Indicative Selling Price

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

Price Range: \$600,000 to \$650,000

Provided by: monique ruggieri, Biggin & Scott Sunshine

MEDIAN SALE PRICE



ARDEER, VIC, 3022

Suburb Median Sale Price (House)

\$647,500

01 July 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



5 NORTH ST, ARDEER, VIC 3022

2 1 1

Sale Price

\$540,000

Sale Date: 20/05/2017

Distance from Property: 264m



19 HELENE ST, ARDEER, VIC 3022

3 1 3

Sale Price

***\$667,500**

Sale Date: 23/09/2017

Distance from Property: 115m



47 BLANCHE ST, ARDEER, VIC 3022

3 1 3

Sale Price

\$711,500

Sale Date: 12/08/2017

Distance from Property: 341m



This report has been compiled on 23/11/2017 by Biggin & Scott Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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48 MCLAUGHLIN ST, ARDEER, VIC 3022

 **3**  **1**  **1**

Sale Price

\$645,000

Sale Date: 22/07/2017

Distance from Property: 327m



40 YALLOURN ST, ARDEER, VIC 3022

 **3**  **2**  **1**

Sale Price

\$690,000

Sale Date: 11/07/2017

Distance from Property: 196m



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 HELENE STREET, ARDEER, VIC 3022

Indicative selling price

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

Price Range:

\$600,000 to \$650,000

Median sale price

Median price

\$647,500

House

X

Unit


Suburb

ARDEER

Period

01 July 2017 to 30 September 2017

Source



Comparable property sales

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
5 NORTH ST, ARDEER, VIC 3022	\$540,000	20/05/2017
19 HELENE ST, ARDEER, VIC 3022	*\$667,500	23/09/2017
47 BLANCHE ST, ARDEER, VIC 3022	\$711,500	12/08/2017
48 MCLAUGHLIN ST, ARDEER, VIC 3022	\$645,000	22/07/2017

40 YALLOURN ST, ARDEER, VIC 3022	\$690,000	11/07/2017
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