

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 8 Suspension Street, Ardeer, VIC 3022

Indicative selling price

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

Price Range

\$550,000

&

\$600,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Ardeer (3022)

Period - From

04/06/2024

to

04/09/2024

Source

rp data

Comparable property sales

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
36 YALLOURN STREET, ARDEER VIC 3022	\$655,000	01/05/2024
28 SUSPENSION STREET, ARDEER VIC 3022	\$628,000	04/04/2024
72 MCLAUGHLIN STREET, ARDEER VIC 3022	\$627,500	16/07/2024

This Statement of Information was prepared on: 04/09/2024