



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 12 Suspension Street, ARDEER 3022

House



3 beds



1 bath



0 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range from \$600,000 - \$660,000

### Median sale price

Median **House** for **ARDEER** for period **Apr 2017 - Sep 2017**  
Sourced from **Price Finder**.

## \$645,000

### 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 the most comparable to the property for sale.

**20 McLaughlin Street,** Price **\$645,000** Sold 22 April 2017  
Ardeer 3022

**54 Suspension Street,** Price **\$650,000** Sold 01 August 2017  
Ardeer 3022

**18 Suspension Street,** Price **\$615,000** Sold 22 April 2017  
Ardeer 3022

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

### Contact agents

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