

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

689 Ballarat Road, Ardeer, VIC 3022

INDICATIVE SELLING PRICE

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

Range Between \$600,000 & \$650,000

MEDIAN SALE PRICE

Median price \$625,500 | House | Ardeer (3022)

Period - From 1 April 2017 to 31 March 2018 | Source - REIV

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
8 GLINDEN AVENUE, ARDEER VIC 3022	\$641,000	24/02/2018
32 CHELSEY STREET, ARDEER VIC 3022	\$620,000	27/01/2018
24 HOLT STREET, ARDEER VIC 3022	\$585,000	17/03/2018