
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

3/33 Chelsey Street, Ardeer, VIC 3022

INDICATIVE SELLING PRICE

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

Range Between \$350,000 & \$380,000

MEDIAN SALE PRICE

Median price \$440,000 | Unit | Ardeer (3022)

Period - From 11 January 2017 to 11 August 2017 | 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
22 LAWRENCE ST, ARDEER VIC 3022	\$480,000	07/01/2017
40 ESMOND ST, ARDEER VIC 3022	\$429,500	20/02/2017
1A WEST ST, ARDEER VIC 3022	\$417,000	25/02/2017