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	19 Helene Street, Ardeer Vic 3022

Indicative selling price

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

Range between	$630,000	&	$670,000

Median sale price

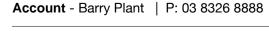| Median price	$630,000	House	X	Unit		Suburb	Ardeer
Period - From	01/04/2017	to	30/06/2017		Source		REIV

Comparable property sales (*Delete A or B below as applicable)

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
1	54 Suspension St ARDEER 3022	$650,000	01/08/2017
2	48 Mclaughlin St ARDEER 3022	$645,000	22/07/2017
3	20 Mclaughlin St ARDEER 3022	$645,000	22/04/2017

OR

B*   The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

BarryPlant

🛏 3   🛁 1   🚗 3

Rooms:
Property Type: House
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$630,000 - $670,000
Median House Price
June quarter 2017: $630,000

Comparable Properties

54 Suspension St ARDEER 3022 (REI)

🛏 4   🛁 2   🚗 5

Price: $650,000
Method: Private Sale
Date: 01/08/2017
Rooms: 6
Property Type: House
Land Size: 604 sqm approx

Agent Comments

48 Mclaughlin St ARDEER 3022 (REI)

🛏 3   🛁 1   🚗 1

Price: $645,000
Method: Auction Sale
Date: 22/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

20 Mclaughlin St ARDEER 3022 (REI)

🛏 2   🛁 1   🚗 -

Price: $645,000
Method: Auction Sale
Date: 22/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments

REIV   **propertydata**.com.au