

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 673 Ballarat Road, Ardeer Vic 3022

Indicative selling price

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

Range between \$580,000 & \$620,000

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	18 Suspension St ARDEER 3022	\$615,000	22/04/2017
2	220 Forrest St ARDEER 3022	\$575,000	01/07/2017
3	5 North St ARDEER 3022	\$540,000	20/05/2017

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.



3
 1
 2

Rooms:
Property Type: House
Land Size: 533.009 sqm approx
 Agent Comments

Indicative Selling Price
 \$580,000 - \$620,000
Median House Price
 June quarter 2017: \$630,000

Comparable Properties

18 Suspension St ARDEER 3022 (REI)

Agent Comments

2
 1
 1

Price: \$615,000
Method: Auction Sale
Date: 22/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx



220 Forrest St ARDEER 3022 (REI)

Agent Comments

3
 1
 2

Price: \$575,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx



5 North St ARDEER 3022 (REI)

Agent Comments

2
 1
 1

Price: \$540,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 604 sqm approx