

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

2/80 Rockbank Road, Ardeer, VIC 3022

INDICATIVE SELLING PRICE

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

Single Price \$499,000

MEDIAN SALE PRICE

Median price \$505,000 | Unit | Ardeer (3022)

Period - From 1 July 2017 to 9 July 2018 | Source - www.realestate.com

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
2/66 BLANCHE STREET, ARDEER VIC 3022	\$505,000	03/08/2018
2/22 CHATSWORTH AVENUE, ARDEER VIC 3022	\$497,000	29/03/2018
6/29 ROCKBANK ROAD, ARDEER VIC 3022	\$575,000	21/04/2018