

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

118 Suspension Street, 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

\$600,500

House

X

Unit

Suburb

Ardeer

Period - From

01/07/2018

to

30/06/2019

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 | 40 Mclaughlin St ARDEER 3022 | \$665,000 | 24/07/2019 |
| 2 | 123 Suspension St ARDEER 3022 | \$600,000 | 13/04/2019 |
| 3 | 6 Maxweld St ARDEER 3022 | \$571,000 | 20/07/2019 |

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  2  2

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

Indicative Selling Price
\$600,000 - \$650,000
Median House Price
Year ending June 2019: \$600,500

Comparable Properties



40 Mclaughlin St ARDEER 3022 (REI)

Agent Comments

 3  1  1

Price: \$665,000
Method: Private Sale
Date: 24/07/2019
Rooms: -
Property Type: House (Res)
Land Size: 604 sqm approx

123 Suspension St ARDEER 3022 (REI)

Agent Comments

 4  2  2

Price: \$600,000
Method: Auction Sale
Date: 13/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 609 sqm approx

6 Maxweld St ARDEER 3022 (REI)

Agent Comments

 3  1  1

Price: \$571,000
Method: Auction Sale
Date: 20/07/2019
Rooms: -
Property Type: House (Res)
Land Size: 604 sqm approx