

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	118 Suspension Street, Ardeer Vic 3022
Including suburb and	
postcode	

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	Hou	ıse X	Unit		Suburb	Ardeer
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

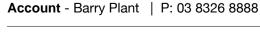
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.















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)

1 3





Price: \$665.000 Method: Private Sale Date: 24/07/2019

Rooms: -

Property Type: House (Res) Land Size: 604 sqm approx

Agent Comments

123 Suspension St ARDEER 3022 (REI)







Price: \$600,000 Method: Auction Sale Date: 13/04/2019

Rooms: -

Property Type: House (Res) Land Size: 609 sqm approx **Agent Comments**

6 Maxweld St ARDEER 3022 (REI)







Price: \$571,000 Method: Auction Sale Date: 20/07/2019

Rooms: -

Property Type: House (Res) Land Size: 604 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 8326 8888





Generated: 31/07/2019 11:37