

# 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

1/10 Chatsworth Avenue, Ardeer Vic 3022

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$560,000

&

\$590,000

### Median sale price

Median price

\$580,000

Property Type

House

Suburb

Ardeer

Period - From

01/10/2018

to

30/09/2019

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	13d Rockbank Rd ARDEER 3022	\$575,000	21/05/2019
2	1/3 Rockbank Rd ARDEER 3022	\$566,000	20/07/2019
3	1/37 Holt St ARDEER 3022	\$527,000	24/10/2019

**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.~~

This Statement of Information was prepared on:

4/12/2019 13:11



 3    2    1

**Property Type:** Unit  
**Land Size:** 200 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$560,000 - \$590,000  
**Median House Price**  
Year ending September 2019: \$580,000

## Comparable Properties



13d Rockbank Rd ARDEER 3022 (REI)

[Agent Comments](#)

 3    2    1

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 21/05/2019  
**Property Type:** Townhouse (Res)

1/3 Rockbank Rd ARDEER 3022 (REI)

[Agent Comments](#)

 3    2    2

**Price:** \$566,000  
**Method:** Sold Before Auction  
**Date:** 20/07/2019  
**Property Type:** Unit



1/37 Holt St ARDEER 3022 (REI)

[Agent Comments](#)

 3    2    1

**Price:** \$527,000  
**Method:** Private Sale  
**Date:** 24/10/2019  
**Property Type:** Townhouse (Single)