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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$560,000		&		\$590,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Hous	se		Suburb	Ardeer
Period - From	01/10/2018	to	30/09/2019		So	urce	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	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









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)



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

1/3 Rockbank Rd ARDEER 3022 (REI)

Agent Comments





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

1/37 Holt St ARDEER 3022 (REI)



Agent Comments

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

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.