

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

665 Ballarat Road, Ardeer Vic 3022

Indicative selling price

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

Single price \$520,000

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	1 Links St SUNSHINE WEST 3020	\$560,000	29/10/2019
2	256 Forrest St ARDEER 3022	\$535,000	08/09/2019
3	22 Bailey St ST ALBANS 3021	\$520,000	09/11/2019

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:

09/12/2019 08:41



 3  1  2

Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$520,000

Median House Price

Year ending September 2019: \$580,000

Comparable Properties



1 Links St SUNSHINE WEST 3020 (REI)

[Agent Comments](#)

 3  1  1

Price: \$560,000

Method: Private Sale

Date: 29/10/2019

Property Type: House (Res)



256 Forrest St ARDEER 3022 (REI)

[Agent Comments](#)

 3  1  1

Price: \$535,000

Method: Private Sale

Date: 08/09/2019

Property Type: House

22 Bailey St ST ALBANS 3021 (REI)

[Agent Comments](#)

 2  1  1

Price: \$520,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House (Res)

Land Size: 280 sqm approx