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## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

80 Esmond Street Ardeer VIC 3022

5 2 -

### Indicative Selling Price

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

Range between \$700,000 & \$750,000

### Median Sale Price

\$628,500 Houses in Ardeer between Aug 2017 - Jul 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**34 Holt Street Ardeer VIC 3022**

3 1 2

Sold Price **\$697,500**

Sold Date **02-Dec-17**

Distance **0.31km**



**20 Chelsey Street Ardeer VIC 3022**

3 2 1

Sold Price **\$726,500**

Sold Date **10-Feb-18**

Distance **0.36km**



**35 Sunhill Crescent Ardeer VIC 3022**

4 2 3

Sold Price **\$660,000**

Sold Date **06-May-17**

Distance **0.58km**

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