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	32 Helene Street, Ardeer Vic 3022

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $655,000 Property Type House Suburb Ardeer

Period - From 01/07/2023 to 30/06/2024 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	72 Mclaughlin St ARDEER 3022	$627,500	16/07/2024
2	36 Yallourn St ARDEER 3022	$655,000	01/05/2024
3	28 Suspension St ARDEER 3022	$628,000	05/04/2024

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: 05/09/2024 11:26



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median House Price
Year ending June 2024: $655,000

Comparable Properties



72 Mclaughlin St ARDEER 3022 (REI/VG)

2 1 2

Price: $627,500
Method: Private Sale
Date: 16/07/2024
Property Type: House
Land Size: 604 sqm approx

Agent Comments



36 Yallourn St ARDEER 3022 (REI/VG)

2 1 1

Price: $655,000
Method: Private Sale
Date: 01/05/2024
Property Type: House
Land Size: 676 sqm approx

Agent Comments

28 Suspension St ARDEER 3022 (REI/VG)

2 1 2

Price: $628,000
Method: Sold Before Auction
Date: 05/04/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375

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