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	6 WEST STREET ARDEER VIC 3022

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	House	Suburb	Ardeer
Period-from	01 Sep 2023	to	31 Aug 2024	Source	Corelogic

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 6 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
3 LAWRENCE STREET ARDEER VIC 3022	$630,000	22-Jun-24
1/28 HOLT STREET ARDEER VIC 3022	$670,000	12-Apr-24

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 6 months.

This Statement of Information was prepared on: 09 September 2024

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3 LAWRENCE STREET ARDEER VIC 3022

3 3 1

Sold Price **$630,000** Sold Date **22-Jun-24**

Distance **0.48km**



1/28 HOLT STREET ARDEER VIC 3022

3 2 2

Sold Price **$670,000** Sold Date **12-Apr-24**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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