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	1/3 ROCKBANK ROAD 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	$567,500	Property type	Unit	Suburb	Ardeer
Period-from	01 Oct 2023	to	30 Sep 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
1/28 HOLT STREET ARDEER VIC 3022	$670,000	12-Apr-24
4/38 HOLT STREET ARDEER VIC 3022	$660,000	29-Jul-24
15 HEXHAM STREET ARDEER VIC 3022	$605,000	06-Aug-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: 11 October 2024

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1/28 HOLT STREET ARDEER VIC 3022

3 2 2

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

Distance **0.53km**



4/38 HOLT STREET ARDEER VIC 3022

3 2 1

Sold Price RS **$660,000** Sold Date **29-Jul-24**

Distance **0.56km**



15 HEXHAM STREET ARDEER VIC 3022

2 1 1

Sold Price **$605,000** Sold Date **06-Aug-24**

Distance **0.76km**

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

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