

### 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 242 Forrest Street, Ardeer Vic 3022 Including suburb and postcode

#### Indicative selling price

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

Range between	\$580,000	&	\$630,000					
Median sale price								
Median price	6630,000 H	ouse X <del>Ur</del>	hit	Suburb	Ardeer			
Period - From	)1/04/2017 to	30/06/2017	Source RE	EIV				

#### 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.

Ade	dress of comparable property	Price	Date of sale
1	14 Suspension St ARDEER 3022	\$580,000	25/03/2017
2	220 Forrest St ARDEER 3022	\$575,000	01/07/2017
3	168 Forrest St ARDEER 3022	\$570,000	14/06/2017

OR

RFIV

**B**<sup>\*</sup> 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.

propertydata







Rooms: Property Type: House Land Size: 595 sqm approx Agent Comments

**Indicative Selling Price** \$580,000 - \$630,000 Median House Price June quarter 2017: \$630,000

## **Comparable Properties**



**1** 3 **x** 3 Price: \$580,000

Method: Auction Sale Date: 25/03/2017 Rooms: 4 Property Type: House (Res) Land Size: 604 sqm approx

220 Forrest St ARDEER 3022 (REI)

(2)3 1

Price: \$575,000 Method: Auction Sale Date: 01/07/2017 Rooms: -Property Type: House (Res) Land Size: 600 sqm approx

168 Forrest St ARDEER 3022 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$570,000 Method: Sold Before Auction Date: 14/06/2017 Rooms: -

Property Type: House (Res) Land Size: 424 sqm approx

Generated: 24/08/2017 11:59

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.