

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 ROCKBANK ROAD, ARDEER, VIC 3022**

4 2 1

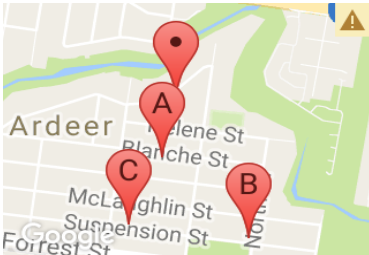
### Indicative Selling Price

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

Price Range: **\$750,000 to \$800,000**

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

## MEDIAN SALE PRICE



**ARDEER, VIC, 3022**

Suburb Median Sale Price (House)

**\$540,000**

01 October 2016 to 31 March 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**31 BLANCHE ST, ARDEER, VIC 3022**

4 1 1

Sale Price

**\*\$930,000**

Sale Date: 25/03/2017

Distance from Property: 225m



**26 SUSPENSION ST, ARDEER, VIC 3022**

3 1 1

Sale Price

**\*\$731,000**

Sale Date: 08/04/2017

Distance from Property: 563m



**76 SUSPENSION ST, ARDEER, VIC 3022**

2 1 1

Sale Price

**\*\$645,000**

Sale Date: 27/05/2017

Distance from Property: 485m



This report has been compiled on 19/06/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7 ROCKBANK ROAD, ARDEER, VIC 3022

### Indicative selling price

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

Price Range: \$750,000 to \$800,000

### Median sale price

Median price \$540,000

House

Unit

Suburb

ARDEER

Period 01 October 2016 to 31 March 2017

Source



### Comparable property sales

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
31 BLANCHE ST, ARDEER, VIC 3022	*\$930,000	25/03/2017
26 SUSPENSION ST, ARDEER, VIC 3022	*\$731,000	08/04/2017
76 SUSPENSION ST, ARDEER, VIC 3022	*\$645,000	27/05/2017