

## 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

1/52 MCLAUGHLIN STREET ARDEER VIC 3022

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,500

Property type

House

Suburb

Ardeer

Period-from

01 Apr 2023

to

31 Mar 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

1/57 DERRIMUT STREET ALBION VIC 3020	\$600,000	29-Jan-24
3/3 ROCKBANK ROAD ARDEER VIC 3022	\$536,000	06-Mar-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: 12 April 2024

**1/57 DERRIMUT STREET ALBION  
VIC 3020**3  1  1 Sold Price <sup>RS</sup> **\$600,000** Sold Date **29-Jan-24**Distance **1.26km****3/3 ROCKBANK ROAD ARDEER  
VIC 3022**3  2  2 Sold Price <sup>RS</sup> **\$536,000** <sup>UN</sup> Sold Date **06-Mar-24**Distance **0.39km****RS** = Recent sale      **UN** = Undisclosed Sale

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