

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

2/15A 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Ardeer

Period-from

01 Jul 2023

to

30 Jun 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

Address of comparable property	Price	Date of sale
2/137 SUSPENSION STREET ARDEER VIC 3022	\$532,000	17-May-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: 08 July 2024

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**2/137 SUSPENSION STREET
ARDEER VIC 3022**

 2  1  1

Sold Price ^{RS} **\$532,000** Sold Date **17-May-24**

Distance **0.69km**

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

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