

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

2/16 HELENE STREET 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

\$670,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Ardeer

Period-from

01 May 2023

to

30 Apr 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

1/16 HELENE STREET ARDEER VIC 3022	\$688,000	17-Nov-23
3/224 FORREST STREET ARDEER VIC 3022	\$635,000	23-Mar-24
206 FORREST STREET ARDEER VIC 3022	\$756,000	28-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: 02 May 2024



1/16 HELENE STREET ARDEER VIC 3022

Sold Price

\$688,000

Sold Date

17-Nov-23

 3  2  1

Distance

0.01km



3/224 FORREST STREET ARDEER VIC 3022

Sold Price

^{RS} **\$635,000**

Sold Date

23-Mar-24

 3  2  2

Distance

0.56km



206 FORREST STREET ARDEER VIC 3022

Sold Price

^{RS} **\$756,000**

Sold Date

28-Mar-24

 4  3  1

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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