

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

206 FORREST 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

\$649,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Ardeer

Period-from

01 Feb 2023

to

31 Jan 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

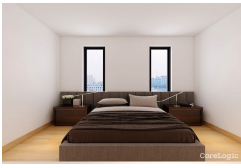
Date of sale

18A NORWOOD STREET ALBION VIC 3020	\$650,000	29-Jan-24
71 CALLAWAY BOULEVARD SUNSHINE WEST VIC 3020	\$725,000	02-Dec-23
1/55 DERRIMUT STREET ALBION VIC 3020	\$760,000	30-Aug-23

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: 22 February 2024



**18A NORWOOD STREET ALBION
VIC 3020**

2 2 1

Sold Price

^{RS} **\$650,000**

Sold Date **29-Jan-24**

Distance **1km**



**71 CALLAWAY BOULEVARD
SUNSHINE WEST VIC 3020**

4 2 3

Sold Price

^{RS} **\$725,000**

Sold Date **02-Dec-23**

Distance **1.39km**



**1/55 DERRIMUT STREET ALBION
VIC 3020**

3 2 1

Sold Price

\$760,000

Sold Date **30-Aug-23**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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