

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

3 LAWRENCE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

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

3/224 FORREST STREET ARDEER VIC 3022	\$635,000	05-Mar-24
17 LAWRENCE STREET ARDEER VIC 3022	\$650,000	14-Nov-23
1/16 HELENE STREET ARDEER VIC 3022	\$688,000	17-Nov-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: 28 May 2024



**3/224 FORREST STREET ARDEER
VIC 3022**

 3  2  2

Sold Price

\$635,000

Sold Date **05-Mar-24**

Distance **0.13km**



**17 LAWRENCE STREET ARDEER
VIC 3022**

 3  1  1

Sold Price

\$650,000

Sold Date **14-Nov-23**

Distance **0.19km**



**1/16 HELENE STREET ARDEER VIC
3022**

 3  2  1

Sold Price

\$688,000

Sold Date **17-Nov-23**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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