

## 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

4/38 HOLT 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

\$600,000

&

\$660,000

### 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

1/28 HOLT STREET ARDEER VIC 3022	\$670,000	12-Apr-24
3/224 FORREST STREET ARDEER VIC 3022	\$635,000	05-Mar-24
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

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**1/28 HOLT STREET ARDEER VIC 3022**

Sold Price

RS

**\$670,000**

Sold Date

**12-Apr-24**

3 2 2

Distance

**0.09km****3/224 FORREST STREET ARDEER VIC 3022**

Sold Price

**\$635,000**

Sold Date

**05-Mar-24**

3 2 2

Distance

**0.87km****1/16 HELENE STREET ARDEER VIC 3022**

Sold Price

**\$688,000**

Sold Date

**17-Nov-23**

3 2 1

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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