

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

64 ARDLIE STREET ATTWOOD VIC 3049

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

\$915,000

&

\$949,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Attwood

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

22 COBBLESTONE DRIVE ATTWOOD VIC 3049	\$1,030,000	25-Nov-23
14 MITCHELL COURT ATTWOOD VIC 3049	\$1,050,000	01-Dec-23
10 AYR CLOSE GREENVALE VIC 3059	\$1,020,000	12-Jan-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.~~

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**22 COBBLESTONE DRIVE
ATTWOOD VIC 3049**

3 2 3

Sold Price ^{RS} **\$1,030,000** Sold Date **25-Nov-23**

Distance **0.33km**



**14 MITCHELL COURT ATTWOOD
VIC 3049**

4 2 2

Sold Price **\$1,050,000** Sold Date **01-Dec-23**

Distance **0.56km**



**10 AYR CLOSE GREENVALE VIC
3059**

4 2 2

Sold Price ^{RS} **\$1,020,000** Sold Date **12-Jan-24**

Distance **3.02km**

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

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