



Statement of Information

Sections 47AF of the Estate Agents Act 1980

44 SUSPENSION STREET, ARDEER 3022

House



5 beds



2 baths



1 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$580,000 - \$620,000

Median sale price

Median **House** for **ARDEER** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$627,250

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

80 Suspension Street,
Ardeer 3022

Price **\$661,000** Sold 02
August 2018

25 McLaughlin Street,
Ardeer 3022

Price **\$638,000** Sold 30
November 2018

9 Sunhill Crescent,
Ardeer 3022

Price **\$580,000** Sold 24
November 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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