

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 ROCKBANK ROAD, ARDEER, VIC 3022

Indicative selling price

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

Price Range:

\$750,000 to \$800,000

Median sale price

Median price

\$645,000

House

X

Unit

Suburb

ARDEER

Period

01 April 2017 to 30 June 2017

Source

 pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
31 BLANCHE ST, ARDEER, VIC 3022	*\$930,000	25/03/2017
26 SUSPENSION ST, ARDEER, VIC 3022	\$731,000	08/04/2017
38 ESMOND ST, ARDEER, VIC 3022	\$711,000	12/11/2016