

## 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

34 ESMOND 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,500

Property type

House

Suburb

Ardeer

Period-from

01 Apr 2023

to

31 Mar 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

41 HOLT STREET ARDEER VIC 3022	\$720,000	05-Feb-24
45 HOLT STREET ARDEER VIC 3022	\$705,555	05-Feb-24
50 VERDANT AVENUE ARDEER VIC 3022	\$680,000	07-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.~~

This Statement of Information was prepared on: 03 April 2024



**41 HOLT STREET ARDEER VIC 3022** Sold Price <sup>RS</sup> **\$720,000** Sold Date **05-Feb-24**

- - -

Distance **0.29km**



**45 HOLT STREET ARDEER VIC 3022** Sold Price <sup>RS</sup> **\$705,555** Sold Date **05-Feb-24**

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Distance **0.32km**



**50 VERDANT AVENUE ARDEER VIC 3022** Sold Price **\$680,000** Sold Date **07-Jan-24**

3 1 2

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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