

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

11 - 17 Ardlie Street, Westmeadows Vic 3049

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$635,000

House

X

Unit

Suburb

Westmeadows

Period - From

01/01/2018

to

31/12/2018

Source

REIV

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 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
1		
2		
3		

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 six months.

11 - 17 Ardlie Street, Westmeadows Vic 3049

**Jellis
Craig**

John Morello

8378 0500

0412 088 757

johnmorello@jellisrcraig.com.au

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending December 2018: \$635,000



 4  1  2

Rooms: 8

Property Type: House (Res)

Land Size: 2226 sqm approx

Agent Comments

Open potential repurposing subject to all relevant approvals. Exquisite heritage listed bluestone structure with unique granite feature stones in a tranquil city-fringe pocket. Requires a complete restoration on approx. 2226m2 nearby local amenities, major roads and airports.

Comparable Properties

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 six months.