

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 1/7 Elgin Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$689,500 House Unit X Suburb Armadale

Period - From 01/07/2016 to 30/06/2017 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	8/9 The Avenue WINDSOR 3181	\$410,000	08/07/2017
2	10/49 Kooyong Rd ARMADALE 3143	\$422,500	01/05/2017
3	18/11-13 Llaneast St ARMADALE 3143	\$450,000	20/06/2017

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.



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Rooms:
Property Type: Apartment
Land Size: 6008 sqm approx

Agent Comments

Amazing location - great lifestyle choice. One of only 8. Ground floor apartment with car parking.

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

Year ending June 2017: \$689,500

Comparable Properties



8/9 The Avenue WINDSOR 3181 (REI)

Agent Comments

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Price: \$410,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: Apartment



10/49 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

1 - -

Price: \$422,500
Method: Sold Before Auction
Date: 01/05/2017
Rooms: -
Property Type: Apartment



18/11-13 Llaneast St ARMADALE 3143 (VG)

Agent Comments

1 - -

Price: \$450,000
Method: Sale
Date: 20/06/2017
Rooms: -
Property Type: Strata Unit/Flat