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

s |1/7 Elgin Avenue, Armadale Vic 3143 d e

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	Hou	ISE	Unit	х	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.

Ad	dress 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.

Account - hockingstuart | P: 03 98181888 | F: 03 98181800

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart





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

Agent Comments

Margot Dawson 9818 1888 0425 619 451 mdawson@hockingstuart.com.au

Indicative Selling Price \$410,000 - \$450,000 Median Unit Price Year ending June 2017: \$689,500

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

Comparable Properties



8/9 The Avenue WINDSOR 3181 (REI)

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

Agent Comments



10/49 Kooyong Rd ARMADALE 3143 (REI)



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



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



ADALE 3143 (VG) Agent Comments

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

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