

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 11/17-19 Armadale Street, Armadale Vic 3143

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$700,000 House Unit X Suburb Armadale

Period - From 01/01/2018 to 31/03/2018 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	4/51 Armadale St ARMADALE 3143	\$622,500	28/10/2017
2	9/581 Orrong Rd ARMADALE 3143	\$622,000	28/10/2017
3	4/17 Irving Av PRAHRAN 3181	\$612,000	16/12/2017

OR

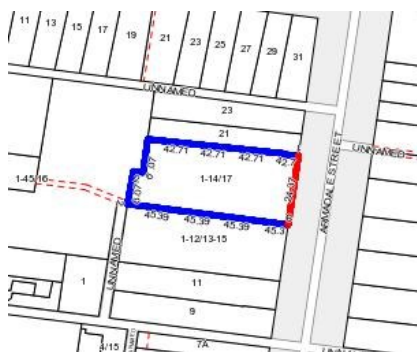
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

March quarter 2018: \$700,000



Rooms:
Property Type: Flat
Agent Comments

Comparable Properties



4/51 Armadale St ARMADALE 3143 (REI)

Agent Comments



Price: \$622,500

Method: Auction Sale

Date: 28/10/2017

Rooms: 4

Property Type: Apartment



9/581 Orrong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$622,000

Method: Private Sale

Date: 28/10/2017

Rooms: -

Property Type: Apartment



4/17 Irving Av PRAHRAN 3181 (REI)

Agent Comments



Price: \$612,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 4

Property Type: Apartment