

Statement of Information  
**Multiple residential properties located in the  
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Unit offered for sale**

Address  
 Including suburb and  
 postcode

35 Huntingtower Road, Armadale VIC 3143

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Apartment Type 1 (2 Bed/ 2 Bath/ 2 Car)		Or range between	\$*2,500,000		\$2,750,000
Apartment Type 2 (2 Bed/ 2 Bath/ 2 Car)	\$2,975,000	Or range between	\$*		\$
Apartment Type 3 (3 Bed/ 2 Bath/ 2 Car)	\$3,350,000	Or range between	\$*		\$
Apartment Type 4 (3 Bed/ 2 Car)	\$3,950,000	Or range between	\$*		\$
Apartment Type 5 (3 Bed/ 2 or 3 Bath/ 3 or 4 Car)		Or range between	\$*6,875,000		\$7,562,500

Additional entries may be included or attached as required.

**Suburb unit median sale price**

Median price  Suburb

Period - From  To  Source

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Apartment Type 1 (2 Bed/ 2 Bath/ 2 Car)	1. 3/33 Selborne Rd TOORAK 3142 VIC	\$2,450,000 *	11/11/2017
	2. 101/715-719 Orrong Rd TOORAK 3142 VIC	\$2,700,000	13/07/2017
	3. 14/1 Irving Rd TOORAK 3142 VIC	\$2,662,942	27/06/2017

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Apartment Type 2 (3 Bed/ 2 Bath/ 2 Car)	1. 101/715-719 Orrong Rd TOORAK 3142 VIC	\$2,700,000	13/07/2017
	2. 14/1 Irving Rd TOORAK 3142 VIC	\$2,662,942	27/06/2017
	3. 206/14 Lascelles Av TOORAK 3142 VIC	\$3,800,000	30/06/2017

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Apartment Type 3 (3 Bed/ 2 Bath/ 2 Car)	1. 101/715-719 Orrong Rd TOORAK 3142 VIC	\$2,700,000	13/07/2017
	2. 14/1 Irving Rd TOORAK 3142 VIC	\$2,662,942	27/06/2017
	3. 206/14 Lascelles Av TOORAK 3142 VIC	\$3,800,000	30/06/2017

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Apartment Type 4 (3 Bed/ 2 Bath/ 2 Car)	1. 206/14 Lascelles Av TOORAK 3142 VIC	\$3,800,000	30/06/2017
	2. 201/715-719 Orrong Rd TOORAK 3142 VIC	\$3,870,000	24/06/2017
	3. 101/715-719 Orrong Rd TOORAK 3142 VIC	\$2,700,000	13/07/2017

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Apartment Type 5 (3 Bed/ 2 or 3 Bath/ 3 or 4 Car)	1. 7/97 Mathoura Rd TOORAK 3142 VIC	\$6,750,000	28/06/2017
	2. 5/4-6 Mathoura Rd TOORAK 3142 VIC	\$6,006,500	30/06/2017
	3. 201/715-719 Orrong Rd TOORAK 3142 VIC	\$3,870,000	24/06/2017

**OR**

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