

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Unit offered for sale

Indicative selling price

For the meaning of this price see 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
2 Bed, 2 Bath, 1 Car – GROUP A	\$	Or range between	\$995,000	&	\$1,070,000
2 Bed, 2 Bath, 1 Car – GROUP B	\$	Or range between	\$1,100,000	&	\$1,200,000
2 Bed, 2 Bath, 1 Car – GROUP C	\$	Or range between	\$1,225,000	&	\$1,290,000
3 Bed, 2 Bath, 2 Car – GROUP D	\$	Or range between	\$1,350,000	&	\$1,485,000
2 Bed, 2 Bath, 1 Car – GROUP E	\$1,456,000	Or range between	\$	&	\$
3 Bed, 2 Bath, 2 Car – GROUP F	\$1,495,000	Or range between	\$	&	\$
3 Bed, 2 Bath, 2 Car – GROUP G		Or range between	\$1,688,000	&	\$1,750,000
2 Bed, 2 Bath, 2 Car – GROUP H	\$1,690,000	Or range between	\$	&	\$
3 Bed, 3 Bath, 2 Car – GROUP I	\$1,850,000	Or range between			
3 Bed, 3 Bath, 3 Car – GROUP J	\$2,600,000	Or range between			
3 Bed, 3 Bath, 3 Car – GROUP K	\$2,995,000	Or range between			

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$663,000		Suburb	Armadale	
Period - From	1/1/2017	То	31/12/2017	Source	REIV

Comparable property sales

Unit type or class E.g. One bedroom units	Address of comparable unit
GROUP A	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.
Unit type or class E.g. One bedroom units	Address of comparable unit
GROUP 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.
Unit type or class E.g. One bedroom units	Address of comparable unit
GROUP C	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.
Unit type or class E.g. One bedroom units	Address of comparable unit
GROUP D	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.
Unit type or class E.g. One bedroom units	Address of comparable unit
GROUP E	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.
Unit type or class E.g. One bedroom units	Address of comparable unit
GROUP F	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.
Unit type or class E.g. One bedroom units	Address of comparable unit
GROUP G	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.
Unit type or class E.g. One bedroom units	Address of comparable unit
GROUP H	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.
Unit type or class E.g. One bedroom units	Address of comparable unit
GROUP I	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

Page 2 of 3

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.

Unit type or class

	E.g. One bedroo	m units	Address of	comparable unit
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GROUP J

Unit type or class

GROUP K	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
	comparable units were sold within two knometres of the unit for sale in the last six months