

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 42a Adelaide Street, Armadale Vic 3143

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$ House ☒ Suburb Armadale

Period - From 01/07/2018 to 30/09/2018 Source REIV

Comparable property sales

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
21 Llaneast Street, Armadale	\$1,850,000	13/09/2018
22 Horace Street, Malvern	\$1,850,000	08/09/2018
24 Edsall Street, Malvern	\$2,350,000	18/08/2018