

## 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 503/8c Evergreen Mews, Armadale Vic 3143

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$499,000

#### Median sale price

Median price \$622,000 House Unit X Suburb Armadale

Period - From 01/10/2017 to 31/12/2017 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.

	Address of comparable property	Price	Date of sale
1	56/380 Toorak Rd SOUTH YARRA 3141	\$585,000	26/07/2017
2	208/11 Hillingdon PI PRAHRAN 3181	\$550,000	08/04/2017
3	2/2 King St PRAHRAN 3181	\$535,000	10/07/2017

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.



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**56/380 Toorak Rd SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$585,000

**Method:** Private Sale

**Date:** 26/07/2017

**Rooms:** 2

**Property Type:** Apartment



**208/11 Hillingdon PI PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$550,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** -

**Property Type:** Apartment



**2/2 King St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$535,000

**Method:** Sold Before Auction

**Date:** 10/07/2017

**Rooms:** -

**Property Type:** Apartment