

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

11/23 Northcote Road, Armadale Vic 3143

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000

&

\$395,000

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	5/6-8 Avondale Rd ARMADALE 3143	\$427,000	24/02/2018
2	6/53 Wattletree Rd ARMADALE 3143	\$401,000	03/03/2018
3	21/47 Kooyong Rd ARMADALE 3143	\$382,000	26/05/2018

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.



1 -

Rooms:

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$395,000

Median Unit Price

March quarter 2018: \$700,000

Comparable Properties



5/6-8 Avondale Rd ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$427,000

Method: Auction Sale

Date: 24/02/2018

Rooms: 2

Property Type: Apartment



6/53 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

1 1 -

Price: \$401,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 2

Property Type: Apartment



21/47 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$382,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: Apartment