## hockingstuart

Lauchlan Waterfield 03 9509 0411 0422 290 489 lwaterfield@hockingstuart.com.au

> **Indicative Selling Price** \$420,000 - \$460,000 **Median Unit Price** March quarter 2017: \$652,000



Rooms:

Property Type: Apartment Land Size: 1902.404 sqm approx

**Agent Comments** 

### Comparable Properties



6/3-5 Chomley St PRAHRAN 3181 (REI)

Price: \$420,000 Method: Private Sale Date: 19/01/2017

Rooms: 3

Property Type: Apartment

**Agent Comments** 

**Agent Comments** 



5/3-5 Chomley St PRAHRAN 3181 (REI)





Price: \$435.000 Method: Private Sale Date: 06/12/2016

Rooms: -

Property Type: Apartment



13/9 Kooyong Rd CAULFIELD NORTH 3161

(REI)



Price: \$440,000 Method: Private Sale Date: 07/03/2017

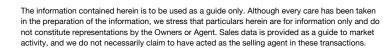
Rooms: 4

Property Type: Apartment

**Agent Comments** 



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#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address	2/579 Dandenong Road, Armadale Vic 3143
Including suburb and	
postcode	

#### Indicative selling price

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

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Range between	\$420,000	&	\$460,000

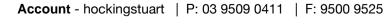
#### Median sale price

Median price	\$652,000		Unit X	Su	ıburb	Armadale
Period - From	01/01/2017	to	31/03/2017	Source	REIV	,

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6/3-5 Chomley St PRAHRAN 3181	\$420,000	19/01/2017
5/3-5 Chomley St PRAHRAN 3181	\$435,000	06/12/2016
13/9 Kooyong Rd CAULFIELD NORTH 3161	\$440,000	07/03/2017







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