

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	1/27 St Georges Road, Armadale Vic 3143
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Indicative selling price

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

Range between	\$530,000	&	\$583,000
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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	19/61 Kooyong Rd ARMADALE 3143	\$575,000	24/03/2018
2	37/65-67 Station St MALVERN 3144	\$541,000	18/10/2017
3	14/24 Hughenden Rd ST KILDA EAST 3183	\$535,000	07/12/2017

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.

1/27 St Georges Road, Armadale Vic 3143



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Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$530,000 - \$583,000
Median Unit Price
December quarter 2017: \$622,000

Comparable Properties



19/61 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

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Price: \$575,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: Apartment



37/65-67 Station St MALVERN 3144 (REI/VG)

Agent Comments

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Price: \$541,000
Method: Private Sale
Date: 18/10/2017
Rooms: 3
Property Type: Apartment



14/24 Hughenden Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$535,000
Method: Sold Before Auction
Date: 07/12/2017
Rooms: 4
Property Type: Apartment