



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/215 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$595,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: Apartment



8/22 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$587,500

Method: Auction Sale

Date: 25/03/2017

Rooms: 4

Property Type: Apartment



14/27 Lewisham Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$585,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 3

Property Type: Apartment

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

6/56 Sutherland Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$570,000

&

\$600,000

Median sale price

Median price

\$652,000

Unit

X

Suburb

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
1/215 Williams Rd SOUTH YARRA 3141	\$595,000	29/04/2017
8/22 Chomley St PRAHRAN 3181	\$587,500	25/03/2017
14/27 Lewisham Rd WINDSOR 3181	\$585,000	08/04/2017