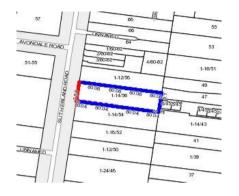
## hockingstuart

Jack Richardson 9509 0411 0488 336 929 jrichardson@hockingstuart.com.au

> **Indicative Selling Price** \$570,000 - \$600,000 **Median Unit Price** March quarter 2017: \$652,000



Property Type: Strata Unit/Flat Agent Comments



### Comparable Properties



1/215 Williams Rd SOUTH YARRA 3141 (REI)

Price: \$595,000 Method: Auction Sale Date: 29/04/2017

Rooms: -

Property Type: Apartment

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

Price: \$587,500 Method: Auction Sale Date: 25/03/2017

Rooms: 4

Property Type: Apartment

Price: \$585,000 Method: Auction Sale

14/27 Lewisham Rd WINDSOR 3181 (REI)

Date: 08/04/2017 Rooms: 3

**--** 2

Property Type: Apartment

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525





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**Agent Comments** 

**Agent Comments** 

Agent Comments



Jack Richardson 9509 0411 0488 336 929 jrichardson@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for	sale
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Address Including suburb and	6/56 Sutherland Road, Armadale Vic 3143
postcode	

#### Indicative selling price

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

_	<b>.</b>	_	
Range between	\$570,000	&	\$600,000
			1

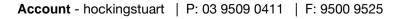
#### Median sale price

Median price	\$652,000		Unit X	Su	burb	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







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