

Margot Dawson

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

March quarter 2017: \$652,000



			1
2	1	under cover car park	

Rooms: 3**Property Type:** Flat**Land Size:** 861.376 sqm**Agent Comments**

Spacious, elegant two-bed, one-bath apartment brimming with natural light and classic features including timber floors and high ceilings. Updated modern kitchen with high end appliances, sizeable living, undercover parking. Easy walk to trams, trains, and fabulous shopping and Armadale lifestyle,

Comparable Properties

**1/77 Wattletree Rd ARMADALE 3143 (REI)****Agent Comments**

	2		1		1
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Price: \$660,000**Method:** Sold Before Auction**Date:** 02/03/2017**Rooms:** 3**Property Type:** Unit**5/13 Wanda Rd CAULFIELD NORTH 3161 (REI)****Agent Comments**

	2		1		1
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Price: \$632,500**Method:** Auction Sale**Date:** 25/03/2017**Rooms:** 4**Property Type:** Apartment**1/13 Belmont Av GLEN IRIS 3146 (REI)****Agent Comments**

	2		1		1
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Price: \$600,000**Method:** Private Sale**Date:** 14/11/2016**Rooms:** -**Property Type:** Unit

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

4/42 Adelaide Street, Armadale Vic 3143

Indicative selling price

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

Range between \$600,000

&

\$660,000

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
1/77 Wattletree Rd ARMADALE 3143	\$660,000	02/03/2017
5/13 Wanda Rd CAULFIELD NORTH 3161	\$632,500	25/03/2017
1/13 Belmont Av GLEN IRIS 3146	\$600,000	14/11/2016