# hockingstuart

Andrew James 03 9509 0411 0411 420 788

ajames@hockingstuart.com.au

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

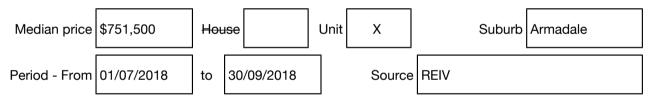
1/24 Valentine Grove, Armadale Vic 3143

# Indicative selling price

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

Single price \$715,000

### Median sale price



### 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	3/7 Fetherston St ARMADALE 3143	\$775,000	03/03/2018
2	5/76a Stanhope St MALVERN 3144	\$745,000	05/05/2018
3	10/7 Kooyong Rd CAULFIELD NORTH 3161	\$680,000	24/03/2018

#### 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: Unit Agent Comments Andrew James 03 9509 0411 0411 420 788 ajames@hockingstuart.com.au

Indicative Selling Price \$715,000 Median Unit Price September quarter 2018: \$751,500

# **Comparable Properties**





10/7 Kooyong Rd CAULFIELD NORTH 3161
Agent Comments (REI)

Image: Participation of the second seco

Price: \$680,000 Method: Auction Sale Date: 24/03/2018 Rooms: 3 Property Type: Unit

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