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

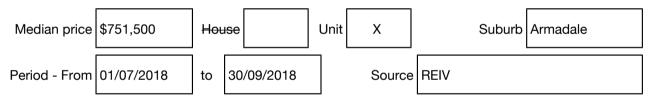
1/24 Valentine Grove, Armadale Vic 3143

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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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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