

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

Median price

\$751,500

House

Unit

X

Suburb

Armadale

Period - From

01/07/2018

to

30/09/2018

Source

REIV

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.



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



3/7 Fetherston St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$775,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 4

Property Type: Apartment



5/76a Stanhope St MALVERN 3144 (REI)

Agent Comments

2 2 1

Price: \$745,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: Apartment



10/7 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 3

Property Type: Unit