

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	13/51 Armadale Street, Armadale Vic 3143
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$350,000	&	\$380,000
hange between	φ350,000	α	φ360,000

Median sale price

Median price	\$588,500	Hou	se	Unit	Х	Suburb	Armadale
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

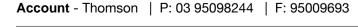
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 103/82 Hotham St ST KILDA EAST 3183 \$377,500 16/11/2018

	2/35 KOOYONG RU ARIVIADALE 3143	\$365,000	21/09/2018
3	5/28 Wynnstay Rd PRAHRAN 3181	\$365,000	08/01/2019

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.







O/OF Magyana Dd ADMADALE 0140

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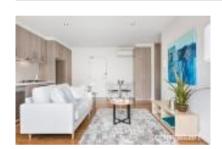


Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$350,000 - \$380,000 Median Unit Price December quarter 2018: \$588,500

Comparable Properties



103/82 Hotham St ST KILDA EAST 3183

(REI/VG)

-

- 1



Price: \$377,500 **Method:** Private Sale **Date:** 16/11/2018

Rooms: -

Property Type: Apartment

Agent Comments

2/35 Kooyong Rd ARMADALE 3143 (VG)

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6 -

Price: \$365,000 Method: Sale Date: 27/09/2018 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



5/28 Wynnstay Rd PRAHRAN 3181 (REI)

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Price: \$365,000 **Method:** Private Sale **Date:** 08/01/2019

Rooms: -

Property Type: Apartment

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693





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