

## 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

1/29b Hampden Road, Armadale Vic 3143

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,050,000

#### Median sale price

Median price \$622,000

House

Unit

X

Suburb

Armadale

Period - From 01/10/2017

to

31/12/2017

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	6/371 Dandenong Rd ARMADALE 3143	\$1,000,000	02/12/2017
2	2/868 High St ARMADALE 3143	\$1,020,000	02/12/2017
3	2/6 Lalbert Cr PRAHRAN 3181	\$1,337,500	25/09/2017

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:** Apartment

**Agent Comments**

## Comparable Properties



**6/371 Dandenong Rd ARMADALE 3143 (REI)**

**Agent Comments**

2 1 1

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** 4

**Property Type:** Apartment



**2/868 High St ARMADALE 3143 (REI)**

**Agent Comments**

2 1 1

**Price:** \$1,020,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** -

**Property Type:** Apartment



**2/6 Lalbert Cr PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 2

**Price:** \$1,337,500

**Method:** Sold Before Auction

**Date:** 25/09/2017

**Rooms:** 5

**Property Type:** Apartment