

## 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

15/844 Malvern 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 \$500,000

&amp;

\$540,000

## Median sale price

Median price \$689,500

House

Unit

X

Suburb

Armadale

Period - From 01/07/2016

to

30/06/2017

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	33/670-672 Malvern Rd PRAHRAN 3181	\$580,000	05/08/2017
2	18/6-8 Avondale Rd ARMADALE 3143	\$550,000	19/05/2017
3	2/844 Malvern Rd ARMADALE 3143	\$540,000	26/08/2017

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:** Unit

**Agent Comments**

## Comparable Properties



**33/670-672 Malvern Rd PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$580,000

**Method:** Auction Sale

**Date:** 05/08/2017

**Rooms:** -

**Property Type:** Apartment



**18/6-8 Avondale Rd ARMADALE 3143 (REI)**

**Agent Comments**

2 1 1

**Price:** \$550,000

**Method:** Sold Before Auction

**Date:** 19/05/2017

**Rooms:** 4

**Property Type:** Apartment



**2/844 Malvern Rd ARMADALE 3143 (REI)**

**Agent Comments**

2 1 1

**Price:** \$540,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** -

**Property Type:** Apartment