

## 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

25 New Street, 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 \$1,500,000

&

\$1,600,000

#### Median sale price

Median price \$2,480,000

House

X

Unit

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	67 chatsworth Rd PRAHRAN 3181	\$1,655,000	18/02/2018
2	31 New St ARMADALE 3143	\$1,630,000	09/12/2017
3	24 Mount Pleasant Gr ARMADALE 3143	\$1,630,000	27/10/2017

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.



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**Rooms:**

**Property Type:** House

**Land Size:** 206 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

December quarter 2017: \$2,480,000

## Comparable Properties



**67 chatsworth Rd PRAHRAN 3181 (REI)**

Agent Comments

3 3 1

**Price:** \$1,655,000

**Method:** Private Sale

**Date:** 18/02/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 239 sqm approx



**31 New St ARMADALE 3143 (REI)**

Agent Comments

3 1 -

**Price:** \$1,630,000

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 228 sqm approx



**24 Mount Pleasant Gr ARMADALE 3143 (REI)**

Agent Comments

3 2 -

**Price:** \$1,630,000

**Method:** Sold Before Auction

**Date:** 27/10/2017

**Rooms:** -

**Property Type:** House (Res)