

#### 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	

#### Indicative selling price

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

Range between	\$700,000	&	\$770,000

#### Median sale price

Median price	\$712,000	Hou	se	Unit	Х	Suburb	Armadale
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

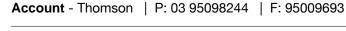
### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	2/47 Denbigh Rd ARMADALE 3143	\$765,000	23/06/2018
2	4/31 Mercer Rd ARMADALE 3143	\$751,500	25/08/2018
3	2/26 Denbigh Rd ARMADALE 3143	\$745,000	19/05/2018

#### 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.







Generated: 05/09/2018 09:13







Rooms:

Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$700,000 - \$770,000 **Median Unit Price** June quarter 2018: \$712,000

## Comparable Properties



2/47 Denbigh Rd ARMADALE 3143 (REI)



Price: \$765.000 Method: Auction Sale Date: 23/06/2018

Rooms: 3

Property Type: Apartment

**Agent Comments** 



4/31 Mercer Rd ARMADALE 3143 (REI)





Price: \$751,500 Method: Auction Sale Date: 25/08/2018

Rooms: -

Property Type: Apartment

Agent Comments



2/26 Denbigh Rd ARMADALE 3143 (REI/VG)

**--** 2



Price: \$745,000 Method: Auction Sale Date: 19/05/2018

Rooms: -

**Property Type:** Apartment Land Size: 1781 sqm approx **Agent Comments** 

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





Generated: 05/09/2018 09:13