

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

1/28 St Georges Road Armadale VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,250

Property type

Unit

Suburb

Armadale

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

6/50 Denbigh Road Armadale VIC 3143	\$633,500	05-Oct-19
1/41 Kooyong Road Armadale VIC 3143	\$617,500	22-Jun-19
6/597 Orrong Road Armadale VIC 3143	\$611,500	17-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 07 October 2019



6/50 Denbigh Road Armadale VIC 3143

Sold Price

^{RS}

\$633,500

Sold Date

05-Oct-19

 2

 1

 1

Distance

0.68km



1/41 Kooyong Road Armadale VIC 3143

Sold Price

\$617,500

Sold Date

22-Jun-19

 2

 1

 1

Distance

0.26km



6/597 Orrong Road Armadale VIC 3143

Sold Price

\$611,500

Sold Date

17-Aug-19

 2

 1

 1

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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