

## 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

5/45 Armadale 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 \$430,000

&

\$473,000

#### Median sale price

Median price \$712,000

House

Unit

X

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.

	Address of comparable property	Price	Date of sale
1	6/22 Derby St ARMADALE 3143	\$457,000	17/03/2018
2	7/43 Grandview Gr PRAHRAN 3181	\$455,500	11/08/2018
3	12/43 Grandview Gr PRAHRAN 3181	\$446,000	02/06/2018

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.



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**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$430,000 - \$473,000

**Median Unit Price**

June quarter 2018: \$712,000

## Comparable Properties



**6/22 Derby St ARMADALE 3143 (REI/VG)**

Agent Comments

1   
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**Price:** \$457,000

**Method:** Auction Sale

**Date:** 17/03/2018

**Rooms:** -

**Property Type:** Apartment



**7/43 Grandview Gr PRAHRAN 3181 (REI)**

Agent Comments

1   
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**Price:** \$455,500

**Method:** Auction Sale

**Date:** 11/08/2018

**Rooms:** -

**Property Type:** Apartment



**12/43 Grandview Gr PRAHRAN 3181 (REI/VG)**

Agent Comments

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**Price:** \$446,000

**Method:** Auction Sale

**Date:** 02/06/2018

**Rooms:** -

**Property Type:** Apartment