

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	5/45 Armadale Street, Armadale Vic 3143
Including suburb and	
postcode	

Indicative selling price

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

Range between \$430,000 & \$473,000	Range between	\$430,000	&	\$473,000
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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.

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.

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





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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)

Price: \$457.000 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: Apartment

Agent Comments



7/43 Grandview Gr PRAHRAN 3181 (REI)





6 ₁

Price: \$455,500 Method: Auction Sale Date: 11/08/2018

Rooms: -

Property Type: Apartment

Agent Comments



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



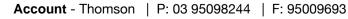


Price: \$446,000 Method: Auction Sale Date: 02/06/2018

Rooms: -

Property Type: Apartment

Agent Comments







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