### 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

9/27 St Georges Road, Armadale Vic 3143

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$310,000		&		\$340,000			
Median sale pı	rice							
Median price	\$683,500	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	9/65 Station St MALVERN 3144	\$320,000	10/06/2022
2	12/19 Ellesmere Rd WINDSOR 3181	\$325,000	26/04/2022
3	5/35 Kooyong Rd ARMADALE 3143	\$330,000	04/04/2022

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.

This Statement of Information was prepared on:

21/06/2022 15:45



# Thomson:





**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$310,000 - \$340,000 Median Unit Price Year ending March 2022: \$683,500

## **Comparable Properties**



9/65 Station St MALVERN 3144 (REI)



Price: \$320,000 Method: Private Sale Date: 10/06/2022 Property Type: Apartment Agent Comments

Agent Comments



12/19 Ellesmere Rd WINDSOR 3181 (REI)

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Price: \$325,000 Method: Private Sale Date: 26/04/2022 Property Type: Apartment

5/35 Kooyong Rd ARMADALE 3143 (REI/VG)

<u>бо</u>р \_

Agent Comments



Price: \$330,000 Method: Private Sale Date: 04/04/2022 Property Type: Apartment

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





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