

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 1/519 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Single price \$1,000,000

Median sale price

Median price \$622,000 House Unit X Suburb Armadale

Period - From 01/10/2017 to 31/12/2017 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	6/14 Fulton St ST KILDA EAST	\$895,000	02/09/2017
2	12/10 Hopetoun Rd TOORAK 3142	\$932,000	14/09/2017
3	13/5 Jessamine Av PRAHRAN 3181	\$950,000	10/06/2017

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: Townhouse
(Single)
Land Size: 243.913 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000
Median Unit Price
December quarter 2017: \$622,000

Comparable Properties



6/14 Fulton St ST KILDA EAST (REI)

[Agent Comments](#)

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Price: \$895,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 4
Property Type: Apartment



12/10 Hopetoun Rd TOORAK 3142 (REI)

[Agent Comments](#)

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Price: \$932,000
Method: Sold Before Auction
Date: 14/09/2017
Rooms: 4
Property Type: Apartment



13/5 Jessamine Av PRAHRAN 3181 (REI)

[Agent Comments](#)

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Price: \$950,000
Method: Auction Sale
Date: 10/06/2017
Rooms: -
Property Type: Apartment