

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

6/18-20 St Georges Road, Armadale Vic 3143

Indicative selling price

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

Range between \$395,000

&

\$434,500

Median sale price

Median price \$588,500

Property Type Unit

Suburb Armadale

Period - From 01/10/2018

to 30/09/2019

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	11/6-8 Avondale Rd ARMADALE 3143	\$425,000	16/11/2019
2	2/52 Sutherland Rd ARMADALE 3143	\$396,000	13/07/2019
3	22/48 Sutherland Rd ARMADALE 3143	\$394,000	01/08/2019

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:

20/11/2019 17:06



1 1 1

Property Type: Apartment
Land Size: 51 internal (approx.)
sqm approx
Agent Comments

Indicative Selling Price

\$395,000 - \$434,500

Median Unit Price

Year ending September 2019: \$588,500

Comparable Properties



11/6-8 Avondale Rd ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$425,000
Method: Auction Sale
Date: 16/11/2019
Rooms: 2
Property Type: Apartment



2/52 Sutherland Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$396,000
Method: Auction Sale
Date: 13/07/2019
Rooms: 2
Property Type: Apartment



22/48 Sutherland Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$394,000
Method: Sold Before Auction
Date: 01/08/2019
Property Type: Apartment