

## 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 6/5 St James Road, 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 \$620,000 & \$670,000

#### Median sale price

Median price \$617,750 House Unit X Suburb Armadale

Period - From 01/07/2018 to 30/06/2019 Source REIV

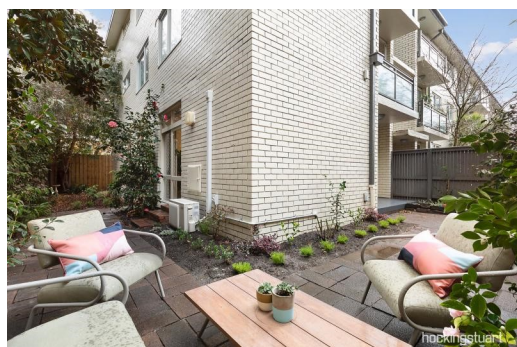
#### Comparable property sales (\*Delete A or B below as applicable)

**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	4/58 Sutherland Rd ARMADALE 3143	\$618,000	23/03/2019
2	4/537 Orrong Rd ARMADALE 3143	\$681,000	20/03/2019
3	2/23 Raleigh St MALVERN 3144	\$687,500	06/04/2019

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.



2 1 1

**Rooms:**

**Property Type:** Flat

Agent Comments

## Comparable Properties



**4/58 Sutherland Rd ARMADALE 3143 (REI/VG)** Agent Comments

2 1 1

**Price:** \$618,000

**Method:** Auction Sale

**Date:** 23/03/2019

**Rooms:** -

**Property Type:** Apartment



**4/537 Orrong Rd ARMADALE 3143 (REI/VG)** Agent Comments

2 1 -

**Price:** \$681,000

**Method:** Private Sale

**Date:** 20/03/2019

**Rooms:** 4

**Property Type:** Apartment



**2/23 Raleigh St MALVERN 3144 (REI/VG)** Agent Comments

2 1 1

**Price:** \$687,500

**Method:** Auction Sale

**Date:** 06/04/2019

**Rooms:** 3

**Property Type:** Apartment