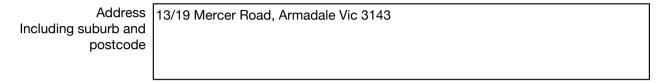
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

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

Single price \$695,000

Median sale price

Median price	\$625,000	Hou	se	Unit	Х	Suburb	Armadale
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

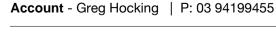
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	5/22 Valentine Gr ARMADALE 3143	\$702,000	29/03/2019
2	4/537 Orrong Rd ARMADALE 3143	\$681,000	20/03/2019
3	10/41 Kooyong Rd ARMADALE 3143	\$650,000	23/02/2019

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.







Generated: 06/06/2019 16:50



Rooms: **Property Type:**

Flat/Unit/Apartment (Res)

Land Size: 2112.451 sqm approx

Agent Comments

Indicative Selling Price \$695,000 **Median Unit Price** Year ending March 2019: \$625,000

Comparable Properties



5/22 Valentine Gr ARMADALE 3143 (REI/VG)

6

Price: \$702.000 Method: Auction Sale Date: 29/03/2019

Rooms: -

Property Type: Apartment

Agent Comments



4/537 Orrong Rd ARMADALE 3143 (REI/VG)





Price: \$681,000 Method: Private Sale Date: 20/03/2019

Rooms: 4

Property Type: Apartment

Agent Comments



10/41 Kooyong Rd ARMADALE 3143 (REI/VG) Agent Comments





Price: \$650,000 Method: Auction Sale Date: 23/02/2019

Rooms: 3

Property Type: Apartment

Account - Greg Hocking | P: 03 94199455





Generated: 06/06/2019 16:50