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

11/27 St Georges Road, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$295,000		&		\$320,000			
Median sale p	rice							
Median price	\$655,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/07/2021	to	30/06/2022		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.

Ad	dress of comparable property	Price	Date of sale
1	6/2 Carnarvon Rd CAULFIELD NORTH 3161	\$315,000	08/08/2022
2	13/10 Highbury Gr PRAHRAN 3181	\$315,000	06/10/2022
3	9/7 Cardigan St ST KILDA EAST 3183	\$298,000	29/09/2022

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:

10/10/2022 16:35



Thomson:





Property Type: Unit (Strata) Agent Comments Indicative Selling Price \$295,000 - \$320,000 Median Unit Price Year ending June 2022: \$655,000

Comparable Properties



6/2 Carnarvon Rd CAULFIELD NORTH 3161 (REI/VG)



Price: \$315,000 Method: Private Sale Date: 08/08/2022 Property Type: Apartment Agent Comments

Agent Comments



13/10 Highbury Gr PRAHRAN 3181 (REI)



Price: \$315,000 Method: Private Sale Date: 06/10/2022 Property Type: Apartment

9/7 Cardigan St ST KILDA EAST 3183 (REI)

errors, faults, defects or omissions in the information supplied.

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Agent Comments



Price: \$298,000 Method: Private Sale Date: 29/09/2022 Property Type: Apartment

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



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