

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

45 Northcote Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,500,000

&

\$1,575,000

Median sale price

Median price \$2,247,500

House

X

Unit

Suburb Armadale

Period - From 01/04/2017

to

30/06/2017

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	16 Tashinny Rd TOORAK 3142	\$1,689,000	04/03/2017
2	45 Airlie Av PRAHRAN 3181	\$1,575,000	21/02/2017
3	6 Irene Pl PRAHRAN 3181	\$1,530,000	18/03/2017

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: House (Res)

Land Size: 235 sqm approx

Agent Comments

Comparable Properties



16 Tashinny Rd TOORAK 3142 (REI)

Agent Comments

3 1 -

Price: \$1,689,000

Method: Auction Sale

Date: 04/03/2017

Rooms: -

Property Type: House



45 Airlie Av PRAHRAN 3181 (REI)

Agent Comments

3 1 -

Price: \$1,575,000

Method: Private Sale

Date: 21/02/2017

Rooms: 4

Property Type: House (Res)



6 Irene Pl PRAHRAN 3181 (REI)

Agent Comments

3 1 -

Price: \$1,530,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 4

Property Type: House

Land Size: 231 sqm approx