

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 8/42 Adelaide Street, Armadale Vic 3143

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$679,000 House Unit X Suburb Armadale

Period - From 01/07/2017 to 30/06/2018 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	11/17-19 Armadale St ARMADALE 3143	\$679,000	26/05/2018
2	9/24 Mathoura Rd TOORAK 3142	\$670,000	02/03/2018
3	7/43 Armadale St ARMADALE 3143	\$630,000	19/05/2018

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: Apartment

Agent Comments

Comparable Properties



11/17-19 Armadale St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$679,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: Apartment



9/24 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$670,000

Method: Sold Before Auction

Date: 02/03/2018

Rooms: 3

Property Type: Apartment



7/43 Armadale St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Auction Sale

Date: 19/05/2018

Rooms: 4

Property Type: Unit