

### 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

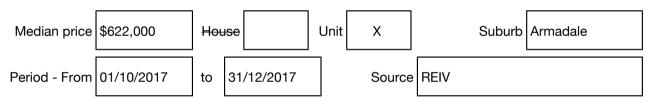
S G04/881 High Street, Armadale Vic 3143 d e

#### Indicative selling price

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

Range between	\$800,000	&	\$880,000	

#### Median sale price



#### 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	11/60 Wattletree Rd ARMADALE 3143	\$870,000	28/10/2017
2	14/18 Mercer Rd ARMADALE 3143	\$862,000	03/03/2018
3	2/21 Ashleigh Rd ARMADALE 3143	\$832,000	17/02/2018

#### 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.

#### Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price December quarter 2017: \$622,000

## **Comparable Properties**



11/60 Wattletree Rd ARMADALE 3143 (REI)



Price: \$870,000 Method: Auction Sale Date: 28/10/2017 Rooms: -Property Type: Apartment Agent Comments



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14/18 Mercer Rd ARMADALE 3143 (REI)

Price: \$862,000 Method: Auction Sale Date: 03/03/2018 Rooms: 5 Property Type: Apartment



2/21 Ashleigh Rd ARMADALE 3143 (REI)



Agent Comments

Agent Comments

Price: \$832,000 Method: Auction Sale Date: 17/02/2018 Rooms: 3 Property Type: Apartment

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