

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

7/20 Bailey Avenue, Armadale Vic 3143

Indicative selling price

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

Single price

\$387,000

Median sale price

Median price

\$689,500

House

Unit

X

Suburb

Armadale

Period - From

01/07/2016

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	316/14 Elizabeth St MALVERN 3144	\$390,000	19/04/2017
2	8/1 Clendon Rd ARMADALE 3143	\$375,000	25/03/2017
3	12/9 Ascot St MALVERN 3144	\$370,000	21/05/2017

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: Apartment
Land Size: 45 sqm approx
Agent Comments

Indicative Selling Price
\$387,000

Median Unit Price
Year ending June 2017: \$689,500

Comparable Properties



316/14 Elizabeth St MALVERN 3144 (VG)

Agent Comments

1 - -

Price: \$390,000
Method: Sale
Date: 19/04/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



8/1 Clendon Rd ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$375,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 3
Property Type: Apartment



12/9 Ascot St MALVERN 3144 (VG)

Agent Comments

1 - -

Price: \$370,000
Method: Sale
Date: 21/05/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)