

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	17/1 Duncraig Avenue, Armadale Vic 3143
---	---

Indicative selling price

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

Single price \$479,000

Median sale price

Median price	\$751,500	House		Unit	X	Suburb	Armadale
Period - From	01/07/2018	to	30/09/2018	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	10/123 Chomley St PRAHRAN 3181	\$510,000	19/09/2018
2	10/51 Kooyong Rd ARMADALE 3143	\$509,000	27/06/2018
3	9/1 Duncraig Av ARMADALE 3143	\$475,000	30/10/2018

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.

Nicholas Kaine

95209000

0477555097

nkaine@biggin Scott.com.au

Indicative Selling Price

\$479,000

Median Unit Price

September quarter 2018: \$751,500



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



10/123 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 19/09/2018

Rooms: -

Property Type: Apartment



10/51 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$509,000

Method: Private Sale

Date: 27/06/2018

Rooms: -

Property Type: Apartment

Land Size: 985 sqm approx



9/1 Duncraig Av ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$475,000

Method: Sold After Auction

Date: 30/10/2018

Rooms: -

Property Type: Apartment

Land Size: 2511 sqm approx