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Statement of Information

Walter Summons 03 9509 0411 0438 576 233 wsummons@hockingstuart.com.au

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

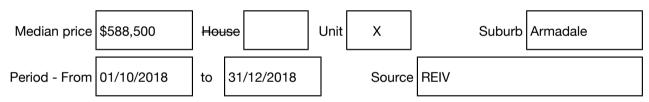
7/52 Sutherland Road, Armadale Vic 3143

Indicative selling price

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

Range between	\$375,000	&	\$405,000
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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	15/35 Kooyong Rd ARMADALE 3143	\$410,000	02/04/2019
2	6/55 Northcote Rd ARMADALE 3143	\$400,000	23/02/2019
3	3/7 Elgin Av ARMADALE 3143	\$380,000	13/04/2019

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: Strata Unit/Flat Agent Comments Walter Summons 03 9509 0411 0438 576 233 wsummons@hockingstuart.com.au

> Indicative Selling Price \$375,000 - \$405,000 Median Unit Price December quarter 2018: \$588,500

Comparable Properties





3/7 Elgin Av ARMADALE 3143 (REI)

D 1

Agent Comments

Price: \$380,000 Method: Auction Sale Date: 13/04/2019 Rooms: 2 Property Type: Apartment

• 1

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