

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

7/52 Sutherland Road, Armadale Vic 3143

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$375,000

&

\$405,000

Median sale price

Median price \$588,500

House

Unit

X

Suburb

Armadale

Period - From 01/10/2018

to

31/12/2018

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	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.



 1  1  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



15/35 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

 1  1  1

Price: \$410,000

Method: Private Sale

Date: 02/04/2019

Rooms: 1

Property Type: Flat



6/55 Northcote Rd ARMADALE 3143 (REI)

Agent Comments

 1  1  1

Price: \$400,000

Method: Auction Sale

Date: 23/02/2019

Rooms: 2

Property Type: Apartment



3/7 Elgin Av ARMADALE 3143 (REI)

Agent Comments

 1  1  1

Price: \$380,000

Method: Auction Sale

Date: 13/04/2019

Rooms: 2

Property Type: Apartment