

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

11/33 Armadale St, Armadale

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Single price \$* or range between \$490,000 & \$535,000

Median sale price

(*Delete house or unit as applicable)

Median price \$652,000 *House *unit x Suburb or locality Armadale

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
18/6-8 Avondale Rd Armadale	\$550,000	19/05/2017
10/5-7 Ascot St Malvern	\$521,000	29/04/2017
4/16 Lansdowne Rd St Kilda East	\$502,000	17/06/2017