

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

1/1 Armadale Street, Armadale Vic 3143

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

Single price \$364,950

Median sale price

Median price \$689,000

House

Unit

X

Suburb

Armadale

Period - From 01/04/2017

to

31/03/2018

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	3/9 The Avenue WINDSOR 3181	\$405,000	20/03/2018
2	13/15 Cardigan St ST KILDA EAST 3183	\$392,500	15/03/2018
3	3/42 Wattletree Rd ARMADALE 3143	\$368,500	02/06/2018

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.



 1  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$364,950

Median Unit Price

Year ending March 2018: \$689,000

Comparable Properties



3/9 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

 1  1  1

Price: \$405,000

Method: Private Sale

Date: 20/03/2018

Rooms: 2

Property Type: Apartment



13/15 Cardigan St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 1  1  -

Price: \$392,500

Method: Sold Before Auction

Date: 15/03/2018

Rooms: 2

Property Type: Apartment



3/42 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

 1  1  1

Price: \$368,500

Method: Auction Sale

Date: 02/06/2018

Rooms: -

Property Type: Apartment