Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| | 11/2 Armadale Street, Armadale Vic 3143 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$500,000 | & | \$550,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$810,500 | Pro | perty Type | Jnit | | Suburb | Armadale |
|---------------|------------|-----|------------|------|-------|--------|----------|
| Period - From | 01/01/2020 | to | 31/03/2020 | Sc | ource | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 13/579 Dandenong Rd ARMADALE 3143 | \$545,000 | 02/05/2020 |
| 2 | 3/51 Westbury St ST KILDA EAST 3183 | \$521,500 | 14/03/2020 |
| 3 | 15/1 Ruabon Rd TOORAK 3142 | \$520,000 | 15/01/2020 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 17/06/2020 09:34 |
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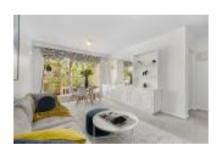




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** March quarter 2020: \$810,500

Comparable Properties



13/579 Dandenong Rd ARMADALE 3143

(REI/VG)

-- 2



Price: \$545,000 Method: Private Sale Date: 02/05/2020

Property Type: Apartment

Agent Comments



3/51 Westbury St ST KILDA EAST 3183

(REI/VG)



Price: \$521,500 Method: Auction Sale Date: 14/03/2020

Property Type: Apartment

Agent Comments



15/1 Ruabon Rd TOORAK 3142 (REI/VG)



Price: \$520,000 Method: Private Sale Date: 15/01/2020

Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



