

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

11/2 Armadale Street, Armadale Vic 3143

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

Property Type Unit

Suburb Armadale

Period - From 01/01/2020

to 31/03/2020

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	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 comparable properties 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



2 1 1

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)

Agent Comments

2 1 1

Price: \$545,000

Method: Private Sale

Date: 02/05/2020

Property Type: Apartment



3/51 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$521,500

Method: Auction Sale

Date: 14/03/2020

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 15/01/2020

Property Type: Apartment