

# 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

4/6-8 Avondale Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000

&

\$440,000

### Median sale price

Median price \$577,500

Property Type Unit

Suburb Armadale

Period - From 01/07/2020

to 30/09/2020

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	22/43 Grandview Gr PRAHRAN 3181	\$445,000	21/10/2020
2	9/9 The Avenue WINDSOR 3181	\$435,000	08/07/2020
3	14/21 Tintern Av TOORAK 3142	\$430,000	14/09/2020

**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:

05/11/2020 22:46



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$420,000 - \$440,000

**Median Unit Price**

September quarter 2020: \$577,500

## Comparable Properties



**22/43 Grandview Gr PRAHRAN 3181 (REI)**

**Agent Comments**

1 1 1

**Price:** \$445,000

**Method:** Sold Before Auction

**Date:** 21/10/2020

**Property Type:** Apartment



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

**Agent Comments**

1 1 -

**Price:** \$435,000

**Method:** Auction Sale

**Date:** 08/07/2020

**Rooms:** 2

**Property Type:** Apartment

**14/21 Tintern Av TOORAK 3142 (VG)**

**Agent Comments**

1 - -

**Price:** \$430,000

**Method:** Sale

**Date:** 14/09/2020

**Property Type:** Strata Unit/Flat