

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

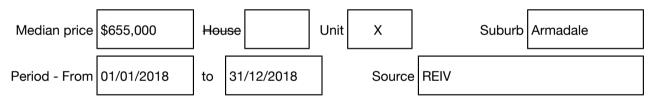
S 3/7 Elgin Avenue, Armadale Vic 3143 d le

Indicative selling price

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

Range between	\$380,000	&	\$400,000

Median sale price



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	13/51 Armadale St ARMADALE 3143	\$423,500	01/03/2019
2	9/14 Wrexham Rd WINDSOR 3181	\$410,000	15/11/2018
3	6/55 Northcote Rd ARMADALE 3143	\$400,000	23/02/2019

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.

Account - Williams Batters RE | P: 03 9866 4411 | F: 03 9866 4504

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Apartment Agent Comments

Indicative Selling Price \$380,000 - \$400,000 **Median Unit Price** Year ending December 2018: \$655,000

Comparable Properties



13/51 Armadale St ARMADALE 3143 (REI)



Price: \$423,500 Method: Sold Before Auction Date: 01/03/2019 Rooms: -Property Type: Apartment

Agent Comments

Agent Comments





Price: \$410,000 Method: Private Sale Date: 15/11/2018 Rooms: -Property Type: Apartment

6/55 Northcote Rd ARMADALE 3143 (REI)



Agent Comments



Price: \$400.000 Method: Auction Sale Date: 23/02/2019 Rooms: 2 Property Type: Apartment

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