

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 7/16 Fulton Street, Armadale Vic 3143

Indicative selling price

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

Range between \$520,000 & \$550,000

Median sale price

Median price \$622,000 House Unit X Suburb Armadale

Period - From 01/10/2017 to 31/12/2017 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	5/652 Inkerman Rd CAULFIELD NORTH 3161	\$532,000	12/10/2017
2	14/49 Kooyong Rd ARMADALE 3143	\$525,000	30/09/2017
3	18/789 Malvern Rd TOORAK 3142	\$520,000	18/10/2017

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.



 2  1  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



5/652 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 2  1  1

Price: \$532,000

Method: Sold Before Auction

Date: 12/10/2017

Rooms: 5

Property Type: Apartment



14/49 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

 2  1  1

Price: \$525,000

Method: Private Sale

Date: 30/09/2017

Rooms: -

Property Type: Apartment



18/789 Malvern Rd TOORAK 3142 (REI)

Agent Comments

 2  1  1

Price: \$520,000

Method: Private Sale

Date: 18/10/2017

Rooms: 4

Property Type: Apartment