

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 6/10-12 Llaneast Street, Armadale VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

A single price \$599,000

Median sale price

Median price \$605,000

Property type Unit

Suburb ARMADALE

Period - From 01/04/2022

to 30/06/2022

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. 207/36 Bonview Road, MALVERN VIC 3144 | \$620,000 | 20/05/2022 |
| 2. 1/10 Llaneast Street, ARMADALE VIC 3143 | \$595,000 | 30/06/2022 |
| 3. 6/1431 High Street, GLEN IRIS VIC 3146 | \$600,000 | 11/04/2022 |

This Statement of Information was prepared on: 13/08/2022