

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

22 Gladstone Avenue, Armadale Vic 3143

Indicative selling price

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

Single price \$1,675,000

Median sale price

Median price \$2,325,000

House

X

Unit

Suburb Armadale

Period - From 01/07/2016

to

30/06/2017

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 | 22 Irving Av PRAHRAN 3181 | \$1,650,000 | 09/09/2017 |
| 2 | 688 High St PRAHRAN 3181 | \$1,610,000 | 18/09/2017 |
| 3 | 45 Northcote Rd ARMADALE 3143 | \$1,450,000 | 16/09/2017 |

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.



3 1 0

Rooms:

Property Type: House

Land Size: 247.349 sqm approx

Agent Comments

Comparable Properties



22 Irving Av PRAHRAN 3181 (REI)

Agent Comments

3 1 -

Price: \$1,650,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 220 sqm approx



688 High St PRAHRAN 3181 (REI)

Agent Comments

3 2 2

Price: \$1,610,000

Method: Private Sale

Date: 18/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 375 sqm approx



45 Northcote Rd ARMADALE 3143 (REI)

Agent Comments

3 1 -

Price: \$1,450,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 4

Property Type: House

Land Size: 245 sqm approx