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

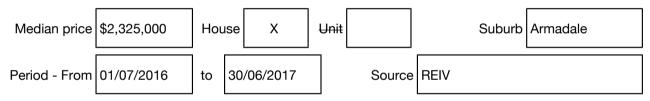
22 Gladstone Avenue, Armadale Vic 3143

Indicative selling price

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

Single price \$1,675,000

Median sale price



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.

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525

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.

hockingstuart



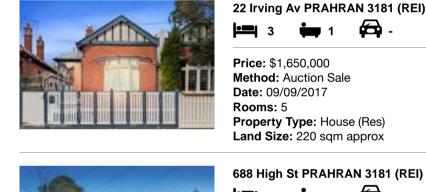


Rooms: Property Type: House Land Size: 247.349 sqm approx Agent Comments

Andrew James 03 9509 0411 0411 420 788 ajames@hockingstuart.com.au

Indicative Selling Price \$1,675,000 **Median House Price** Year ending June 2017: \$2,325,000

Comparable Properties



Agent Comments

Agent Comments



688 High St PRAHRAN 3181 (REI)



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Price: \$1,610,000 Method: Private Sale Date: 18/09/2017 Rooms: -Property Type: House (Res) Land Size: 375 sqm approx

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45 Northcote Rd ARMADALE 3143 (REI) **бо**р -1

Price: \$1,450,000 Method: Auction Sale Date: 16/09/2017 Rooms: 4 Property Type: House Land Size: 245 sqm approx Agent Comments

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