# hockingstuart

Statement of Information

Lauchlan Waterfield 03 9509 0411 0422 290 489 Iwaterfield@hockingstuart.com.au

## 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

#### Indicative selling price

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

Range between	\$800,000	&	\$840,000	

#### Median sale price

Median price	\$712,000	Hou	ISE	Unit	х	Suburb	Armadale
Period - From	01/04/2018	to	30/06/2018		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.

Ado	dress of comparable property	Price	Date of sale
1	12/29b Hampden Rd ARMADALE 3143	\$905,000	28/04/2018
2	4/6 Park St MALVERN 3144	\$879,000	28/04/2018
3	9/740 Orrong Rd TOORAK 3142	\$846,000	13/07/2018

#### 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.

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Rooms: Property Type: Apartment Agent Comments 03 9509 0411 0422 290 489 Iwaterfield@hockingstuart.com.au

Indicative Selling Price \$800,000 - \$840,000 Median Unit Price June quarter 2018: \$712,000

Lauchlan Waterfield

### **Comparable Properties**



Price: \$905,000 Method: Auction Sale Date: 28/04/2018

Property Type: Apartment

2

Rooms: 4

12/29b Hampden Rd ARMADALE 3143 (REI)

**601** 1



4/6 Park St MALVERN 3144 (REI)



Price: \$879,000 Method: Auction Sale Date: 28/04/2018 Rooms: 3 Property Type: Apartment



9/740 Orrong Rd TOORAK 3142 (REI)

Agent Comments

Agent Comments

Agent Comments

Price: \$846,000 Method: Private Sale Date: 13/07/2018 Rooms: -Property Type: Apartment

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