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

18/9 Barnato Grove, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.	vic.gov.au/underquoting
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Single price \$801,000

Median sale price

Median price	\$706,500	Pro	perty Type Unit	:	Suburb	Armadale
Period - From	01/10/2019	to	31/12/2019	Sou	Irce 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	9/14 Highbury Gr PRAHRAN 3181	\$752,000	19/10/2019
2	1/10 Valentine Gr ARMADALE 3143	\$740,000	22/11/2019
3	5/22 Valentine Gr ARMADALE 3143	\$722,000	26/11/2019

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.

This Statement of Information was prepared on:

13/03/2020 17:39









Property Type: Apartment Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$801,000 Median Unit Price December quarter 2019: \$706,500

Comparable Properties



9/14 Highbury Gr PRAHRAN 3181 (REI/VG)



Price: \$752,000 Method: Auction Sale Date: 19/10/2019 Property Type: Apartment



1/10 Valentine Gr ARMADALE 3143 (REI/VG)

Agent Comments

Agent Comments







5/22 Valentine Gr ARMADALE 3143 (REI/VG) Agent Comments



Price: \$722,000 Method: Private Sale Date: 26/11/2019 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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.