

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 3/7 Fetherston Street, Armadale Vic 3143

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$663,750 House Unit X Suburb Armadale

Period - From 01/01/2017 to 31/12/2017 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	1/14 Highbury Gr PRAHRAN 3181	\$806,000	09/12/2017
2	2/2 Egerton Rd ARMADALE 3143	\$750,000	19/08/2017
3	2/38 Northcote Rd ARMADALE 3143	\$688,000	28/10/2017

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.



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Rooms:

Property Type: Strata Unit/Flat

Land Size: 78 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

Year ending December 2017: \$663,750

Comparable Properties



1/14 Highbury Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$806,000

Method: Sold Before Auction

Date: 09/12/2017

Rooms: -

Property Type: Apartment



2/2 Egerton Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$750,000

Method: Auction Sale

Date: 19/08/2017

Rooms: -

Property Type: Apartment



2/38 Northcote Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$688,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 4

Property Type: Apartment