

## 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	11 Periwinkle Place, Armadale Vic 3143
---	--

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$2,490,000
--------------	-------------

#### Median sale price

Median price	\$2,320,000	House	X	Unit		Suburb	Armadale
Period - From	01/04/2018	to	31/03/2019	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		
2		
3		

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.

11 Periwinkle Place, Armadale Vic 3143



Michael Tynan  
0430163902  
mtynan@biggin Scott.com.au



**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$2,490,000

**Median House Price**  
Year ending March 2019: \$2,320,000

## Comparable Properties

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.