

# 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 13 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 \$2,450,000

### Median sale price

Median price \$2,150,000 Property type House Suburb Armadale

Period - From 01/07/2018 to 30/06/2019 Source REIV

### Comparable property sales

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 12 Canterbury Rd TOORAK 3142	\$3,050,000	09/04/2019
2 21 Inverness Av ARMADALE 3143	\$3,030,000	11/04/2019
3 6/226A Kooyong Rd TOORAK 3142	\$2,972,000	12/06/2019

This Statement of Information was prepared on: 19 November 2019