

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

1/28 Elgin Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$696,500 Property Type Unit Suburb Armadale

Period - From 01/04/2019 to 31/03/2020 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	3/51 Westbury St ST KILDA EAST 3183	\$521,500	14/03/2020
2	2/36 Cromwell Rd SOUTH YARRA 3141	\$505,000	04/05/2020
3	6/27 Lewisham Rd WINDSOR 3181	\$500,000	27/02/2020

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:

16/07/2020 12:22

1/28 Elgin Avenue, Armadale Vic 3143



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Property Type: Unit
Agent Comments

Indicative Selling Price

\$480,000 - \$528,000

Median Unit Price

Year ending March 2020: \$696,500

Comparable Properties



3/51 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2  1  1

Price: \$521,500

Method: Auction Sale

Date: 14/03/2020

Property Type: Apartment



2/36 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2  1  -

Price: \$505,000

Method: Private Sale

Date: 04/05/2020

Property Type: Apartment



6/27 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments

 2  1  1

Price: \$500,000

Method: Sold Before Auction

Date: 27/02/2020

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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.