

Andrew James 03 9509 0411 0411 420 788 ajames@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Including suburk | dress 14/10 Valer o and code | | | | | | | |
|-------------------|------------------------------------|---------------------|--------------|--|--|--|--|--|
| Indicative sellin | g price | | | | | | | |
| For the meaning o | f this price see co | nsumer.vic.gov.au/ı | underquoting | | | | | |
| Range between | \$400,000 | & | \$430,000 | | | | | |

Median sale price

| Median price | \$631,500 | Hou | se | Unit | Х | Suburb | Armadale |
|---------------|------------|-----|------------|------|--------|--------|----------|
| Period - From | 01/07/2017 | to | 30/09/2017 | | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 6/12 Irving St MALVERN 3144 | \$450,000 | 01/04/2017 |
| 2 | 224/14 Elizabeth St MALVERN 3144 | \$415,000 | 01/07/2017 |
| 3 | 10/605 High St PRAHRAN 3181 | \$400,000 | 07/06/2017 |

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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Indicative Selling Price \$400,000 - \$430,000 Median Unit Price September quarter 2017: \$631,500



Agent Comments



Comparable Properties



6/12 Irving St MALVERN 3144 (REI)

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Price: \$450,000 Method: Auction Sale Date: 01/04/2017

Rooms: -

Property Type: Apartment

Agent Comments



224/14 Elizabeth St MALVERN 3144 (REI)

— 1



Price: \$415,000 Method: Private Sale Date: 01/07/2017

Rooms: 2

Property Type: Apartment

Agent Comments



10/605 High St PRAHRAN 3181 (REI)

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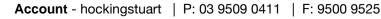


Price: \$400,000 Method: Private Sale Date: 07/06/2017

Rooms: 2

Property Type: Apartment

Agent Comments







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