

## 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

14/10 Valentine Grove, Armadale Vic 3143

## Indicative selling price

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

Range between \$400,000

&amp;

\$430,000

## Median sale price

Median price \$631,500

House

Unit

X

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.

	Address 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.



**Rooms:** 4

**Property Type:** Unit

Agent Comments

## Comparable Properties



**6/12 Irving St MALVERN 3144 (REI)**

Agent Comments



**Price:** \$450,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** -

**Property Type:** Apartment



**224/14 Elizabeth St MALVERN 3144 (REI)**

Agent Comments



**Price:** \$415,000

**Method:** Private Sale

**Date:** 01/07/2017

**Rooms:** 2

**Property Type:** Apartment



**10/605 High St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 07/06/2017

**Rooms:** 2

**Property Type:** Apartment