

## 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

9/1 Duncraig Avenue, 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 \$495,000

**Median sale price\***

Median price \$679,000

House

Unit

X

Suburb Armadale

Period - From 01/07/2017

to 30/06/2018

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	10/51 Kooyong Rd ARMADALE 3143	\$509,000	27/06/2018
2	5/2a Lexton Gr PRAHRAN 3181	\$498,000	23/06/2018
3	16/10-16 White St GLEN IRIS 3146	\$483,000	12/05/2018

**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.



2 1 0

**Rooms:**

**Property Type:** Unit

Agent Comments

## Comparable Properties



**10/51 Kooyong Rd ARMADALE 3143 (REI)**

Agent Comments

2 1 1

**Price:** \$509,000

**Method:** Private Sale

**Date:** 27/06/2018

**Rooms:** -

**Property Type:** Apartment



**5/2a Lexton Gr PRAHRAN 3181 (REI)**

Agent Comments

2 1 1

**Price:** \$498,000

**Method:** Auction Sale

**Date:** 23/06/2018

**Rooms:** -

**Property Type:** Apartment



**16/10-16 White St GLEN IRIS 3146 (REI)**

Agent Comments

2 1 2

**Price:** \$483,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** -

**Property Type:** Apartment