hockingstuart

James Annett 9509 0411 0422 930 845

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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

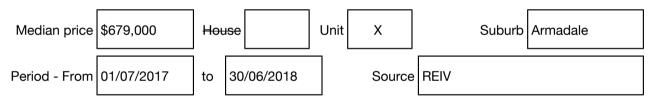
9/1 Duncraig Avenue, Armadale Vic 3143

Indicative selling price

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

Single price \$495,000

Median sale price*



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.

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propertydata

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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.



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Rooms: Property Type: Unit Agent Comments

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Indicative Selling Price \$495,000 **Median Unit Price *** 01/07/2017 - 30/06/2018: \$679,000 * Agent calculated median

Comparable Properties



Price: \$509,000 Method: Private Sale Date: 27/06/2018 Rooms: -Property Type: Apartment



5/2a Lexton Gr PRAHRAN 3181 (REI) **63** 1 - 2

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

Agent Comments

Agent Comments

Price: \$483,000 Method: Auction Sale Date: 12/05/2018 Rooms: -Property Type: Apartment

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