

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

1/4 Avondale Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$2,247,500

House

X

Unit

Suburb Armadale

Period - From 01/04/2017

to

30/06/2017

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	32/637 Orrong Rd TOORAK 3142	\$1,320,000	29/04/2017
2	68a Hawthorn Rd CAULFIELD NORTH 3161	\$1,110,000	07/05/2017
3	4/10-14 St Georges Rd ARMADALE 3143	\$1,005,000	22/04/2017

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.



3 1.5 1

Rooms:

Property Type: Flat

Agent Comments

With Courtyard

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2017: \$2,247,500

Comparable Properties



32/637 Orrong Rd TOORAK 3142 (REI)

Agent Comments

3 2 1

Price: \$1,320,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 6

Property Type: Townhouse (Res)



68a Hawthorn Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

3 2 2

Price: \$1,110,000

Method: Auction Sale

Date: 07/05/2017

Rooms: 5

Property Type: Villa



4/10-14 St Georges Rd ARMADALE 3143 (REI)

Agent Comments

3 2 2

Price: \$1,005,000

Method: Auction Sale

Date: 22/04/2017

Rooms: -

Property Type: Townhouse (Single)