

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 4/1 Armadale Street ARMADALE

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$290,000 & \$319,000

Median sale price

(*Delete house or unit as applicable)

Median price \$589,000 *House *Unit x Suburb ARMADALE

Period - From 1/10/2018 to 31/12/2018 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/62 Lansdowne Road ST KILDA EAST	\$346,000	27/10/2018
4/5 Shirley Grove ST KILDA EAST	\$342,000	8/12/2018
6/51 Kooyong Road ARMADALE	\$337,500	24/12/2018

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.