

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

8 Rose Street, Armadale Vic 3143

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,480,000

House

X

Unit

Suburb Armadale

Period - From 01/10/2017

to

31/12/2017

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	36 Airlie Av PRAHRAN 3181	\$2,325,000	02/09/2017
2	27 Cambridge St ARMADALE 3143	\$2,175,000	09/09/2017
3	27 Densham Rd ARMADALE 3143	\$2,100,000	25/08/2017

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 2 1

Rooms:

Property Type: House

Land Size: 313 sqm approx

Agent Comments

Exquisitely renovated double-fronted three-bedroom, two-bathroom Victorian with west-facing entertaining courtyard and parking in the heart of Beatty Avenue Village.

Comparable Properties



36 Airlie Av PRAHRAN 3181 (REI)

Agent Comments

3 2 1

Price: \$2,325,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 5

Property Type: House (Res)



27 Cambridge St ARMADALE 3143 (REI/VG)

Agent Comments

3 2 -

Price: \$2,175,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 212 sqm approx



27 Densham Rd ARMADALE 3143 (VG)

Agent Comments

3 - -

Price: \$2,100,000

Method: Sale

Date: 25/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 256 sqm approx