

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

11/38 Northcote Road, Armadale Vic 3143

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$751,500

House

Unit

X

Suburb

Armadale

Period - From 01/07/2018

to

30/09/2018

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	7/36 Grandview Gr PRAHRAN 3181	\$660,000	24/11/2018
2	7/31-33 Wattletree Rd ARMADALE 3143	\$630,000	17/11/2018
3	15/19 Mercer Rd ARMADALE 3143	\$622,000	22/10/2018

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.

11/38 Northcote Road, Armadale Vic 3143

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Indicative Selling Price

\$649,000

Median Unit Price

September quarter 2018: \$751,500



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Land Size: 75 sqm approx

Agent Comments

Comparable Properties



7/36 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Auction Sale

Date: 24/11/2018

Rooms: 4

Property Type: Apartment



7/31-33 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Auction Sale

Date: 17/11/2018

Rooms: 4

Property Type: Apartment



15/19 Mercer Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$622,000

Method: Private Sale

Date: 22/10/2018

Rooms: -

Property Type: Apartment

Land Size: 2118 sqm approx