

Walter Summons
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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 sa

Address	11/38 Northcote Road, Armadale Vic 3143
Including suburb and	
postcode	

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	Hou	ISE	Unit	х	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.

Ad	dress 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 ARMADALF 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.

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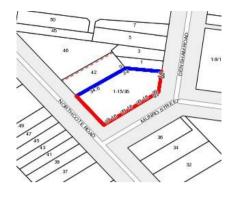
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Indicative Selling Price \$649,000 Median Unit Price September quarter 2018: \$751,500



Rooms:
Property Type: Strata Unit/Flat
Land Size: 75 sqm approx
Agent Comments



Comparable Properties



7/36 Grandview Gr PRAHRAN 3181 (REI)

- 2 **-** 1

Price: \$660,000 Method: Auction Sale Date: 24/11/2018 Rooms: 4

Property Type: Apartment

Agent Comments



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

2 🙀 1

Price: \$630,000 Method: Auction Sale Date: 17/11/2018

Rooms: 4

Property Type: Apartment

Agent Comments



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

1 2 **1** 1 **1 1 1**

Price: \$622,000 Method: Private Sale Date: 22/10/2018 Rooms: -

Property Type: Apartment Land Size: 2118 sqm approx

Agent Comments

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