

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

13/33 Sutherland Road, Armadale Vic 3143

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$588,500 House Unit X Suburb Armadale

Period - From 01/10/2018 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 or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10/9 The Avenue WINDSOR 3181	\$450,000	04/12/2018
2	7/42 Winter St MALVERN 3144	\$445,000	22/09/2018
3	4/16 Lewisham Rd WINDSOR 3181	\$440,000	12/11/2018

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



10/9 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$450,000

Method: Sold Before Auction

Date: 04/12/2018

Rooms: 2

Property Type: Apartment



7/42 Winter St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$445,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Apartment



4/16 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$440,000

Method: Sold Before Auction

Date: 12/11/2018

Rooms: -

Property Type: Apartment

Land Size: 610 sqm approx