# hockingstuart

Statement of Information

Jack Richardson 9509 0411 0488 336 929 jrichardson@hockingstuart.com.au

## 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

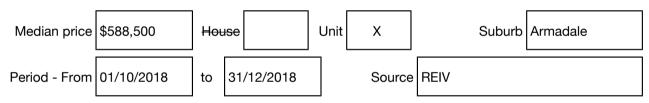
13/33 Sutherland Road, Armadale Vic 3143

#### Indicative selling price

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

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

#### Median sale price



#### 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: Apartment Agent Comments Jack Richardson 9509 0411 0488 336 929 jrichardson@hockingstuart.com.au

> Indicative Selling Price \$420,000 - \$450,000 Median Unit Price December quarter 2018: \$588,500

### **Comparable Properties**



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



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

Agent Comments

Agent Comments



Price: \$445,000 Method: Auction Sale Date: 22/09/2018 Rooms: -Property Type: Apartment



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



Price: \$440,000 Method: Sold Before Auction Date: 12/11/2018 Rooms: -Property Type: Apartment Land Size: 610 sqm approx

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