

# 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

7/48 Sutherland Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$320,000

&

\$352,000

### Median sale price

Median price

\$618,750

Property Type

Unit

Suburb

Armadale

Period - From

01/07/2019

to

30/09/2019

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	6/62 Lansdowne Rd ST KILDA EAST 3183	\$350,000	13/05/2019
2	11/8 Te Arai Av ST KILDA EAST 3183	\$335,000	05/07/2019
3	5/35 Kooyong Rd ARMADALE 3143	\$330,000	05/08/2019

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.~~

This Statement of Information was prepared on:

06/11/2019 18:56



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**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**

\$320,000 - \$352,000

**Median Unit Price**

September quarter 2019: \$618,750

## Comparable Properties



**6/62 Lansdowne Rd ST KILDA EAST 3183 (VG)**   **Agent Comments**

1   -   -

**Price:** \$350,000

**Method:** Sale

**Date:** 13/05/2019

**Property Type:** Strata Unit/Flat



**11/8 Te Arai Av ST KILDA EAST 3183 (VG)**   **Agent Comments**

1   -   -

**Price:** \$335,000

**Method:** Sale

**Date:** 05/07/2019

**Property Type:** Strata Unit/Flat



**5/35 Kooyong Rd ARMADALE 3143 (VG)**   **Agent Comments**

1   -   -

**Price:** \$330,000

**Method:** Sale

**Date:** 05/08/2019

**Property Type:** Strata Unit/Flat