

## 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

9/569 Orrong 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 \$285,000

&

\$305,000

#### Median sale price

Median price \$712,000

House

Unit

X

Suburb

Armadale

Period - From 01/04/2018

to

30/06/2018

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	2/66 Murray St PRAHRAN 3181	\$310,000	22/06/2018
2	30/37 Hotham St ST KILDA EAST 3183	\$291,000	21/04/2018
3	7/14 Tivoli Rd SOUTH YARRA 3141	\$290,000	14/08/2018

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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1	1		

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$285,000 - \$305,000  
**Median Unit Price**  
June quarter 2018: \$712,000

## Comparable Properties



**2/66 Murray St PRAHRAN 3181 (REI)**

**Agent Comments**

	1		1		1
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**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 22/06/2018  
**Rooms:** -  
**Property Type:** Apartment



**30/37 Hotham St ST KILDA EAST 3183 (REI)**

**Agent Comments**

	1		1		1
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**Price:** \$291,000  
**Method:** Private Sale  
**Date:** 21/04/2018  
**Rooms:** -  
**Property Type:** Apartment



**7/14 Tivoli Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

	1		1		-
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**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 14/08/2018  
**Rooms:** -  
**Property Type:** Apartment