

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

4/51 Armadale Street, Armadale Vic 3143

Indicative selling price

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

Range between \$575,000

&

\$625,000

Median sale price

Median price \$725,750

House

Unit

X

Suburb

Armadale

Period - From 01/04/2017

to

30/06/2017

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	6/56 Sutherland Rd ARMADALE 3143	\$631,500	29/07/2017
2	9/22 Denbigh Rd ARMADALE 3143	\$620,000	25/03/2017
3	11/33 Armadale St ARMADALE 3143	\$600,000	12/08/2017

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.



2 1 1

Rooms: 4

Property Type: Apartment

Land Size: 1235.492 sqm approx

Agent Comments

Elevated two-bedroom apartment with a car space and balcony between Armadale Reserve and High Street and minutes from trams and Armadale Station.

Comparable Properties



6/56 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$631,500

Method: Auction Sale

Date: 29/07/2017

Rooms: 3

Property Type: Apartment



9/22 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 4

Property Type: Apartment



11/33 Armadale St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 3

Property Type: Apartment