

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

6/4 Avondale Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$622,000

House

Unit

X

Suburb

Armadale

Period - From

01/10/2017

to

31/12/2017

Source

REIV

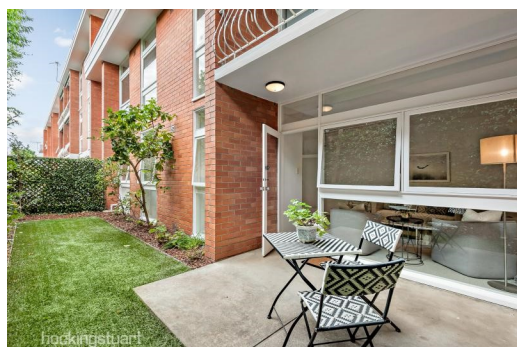
Comparable property sales (*Delete A or B below as applicable)

- 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	1/14 Highbury Gr PRAHRAN 3181	\$806,000	09/12/2017
2	3/39 Kooyong Rd ARMADALE 3143	\$785,000	20/12/2017
3	3/7 Fetherston St ARMADALE 3143	\$775,000	03/03/2018

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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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
December quarter 2017: \$622,000

Comparable Properties



1/14 Highbury Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$806,000
Method: Sold Before Auction
Date: 09/12/2017
Rooms: -
Property Type: Apartment



3/39 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

2 2 1

Price: \$785,000
Method: Private Sale
Date: 20/12/2017
Rooms: 3
Property Type: Apartment



3/7 Fetherston St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$775,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 4
Property Type: Apartment