

CASTRAN

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 202/73-75 Union Street, Armadale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,950,000 & \$2,140,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,500,000 *house ☒ Suburb Armadale
Period - From 1/10/2017 to 30/09/2018 Source PriceFinder

Comparable property sales

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
75 BARKLY AVE, ARMADALE, VIC 3143	**\$3,350,000	20/10/2018
52 BARKLY AVE, ARMADALE, VIC 3143	**\$2,750,000	15/09/2018
10/19 MERCER RD, ARMADALE, VIC 3143	**\$770,000	15/09/2018