

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 4/537 Orrong Road, Armadale Vic 3143

Indicative selling price

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

Single price \$699,000

Median sale price

Median price \$655,000 House Unit X Suburb Armadale

Period - From 01/01/2018 to 31/12/2018 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	14/12 Woorigoleen Rd TOORAK 3142	\$700,000	02/03/2019
2	10/86 Cromwell Rd SOUTH YARRA 3141	\$690,000	05/03/2019
3	5/8 Hughenden Rd ST KILDA EAST 3183	\$657,000	15/02/2019

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.

4/537 Orrong Road, Armadale Vic 3143

hockingstuart

Lauchlan Waterfield

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Indicative Selling Price

\$699,000

Median Unit Price

Year ending December 2018: \$655,000



2 1 0

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



14/12 Woorigoleen Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: Apartment



10/86 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$690,000

Method: Auction Sale

Date: 05/03/2019

Rooms: -

Property Type: Apartment



5/8 Hughenden Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$657,000

Method: Sold Before Auction

Date: 15/02/2019

Rooms: -

Property Type: Apartment