

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 32 Gladstone Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$2,480,000 House X Unit 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	51 Chomley St PRAHRAN 3181	\$1,975,000	03/03/2018
2	39 Cawkwell St MALVERN 3144	\$1,820,000	28/10/2017
3	25 New St ARMADALE 3143	\$1,740,000	24/03/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 233 sqm approx

Agent Comments

Gorgeous renovated three-bedroom freestanding Victorian backing onto parkland near trams, Malvern Central and cafes.

Comparable Properties



51 Chomley St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,975,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 4

Property Type: House (Res)



39 Cawkwell St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$1,820,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 257 sqm approx



25 New St ARMADALE 3143 (REI)

Agent Comments



Price: \$1,740,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)