

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

2A Murray Street, Armadale Vic 3143

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

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	704 Toorak Rd MALVERN 3144	\$3,650,000	19/03/2019
2	526 Orrong Rd ARMADALE 3143	\$3,605,000	27/10/2018
3	25 Inverness Av ARMADALE 3143	\$3,150,000	20/10/2018

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.



4 2 4

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$3,500,000
Median House Price
December quarter 2018: \$2,280,000

Comparable Properties



704 Toorak Rd MALVERN 3144 (REI)

Agent Comments

4 3 6

Price: \$3,650,000
Method: Private Sale
Date: 19/03/2019
Rooms: -
Property Type: House



526 Orrong Rd ARMADALE 3143 (REI/VG)

Agent Comments

4 2 2

Price: \$3,605,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: House (Res)



25 Inverness Av ARMADALE 3143 (REI)

Agent Comments

4 2 2

Price: \$3,150,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 740 sqm approx