

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

Indicative selling price

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

Range between &

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	4/50a Wattletree Rd ARMADALE 3143	\$600,000	02/09/2017
2	11/33 Armadale St ARMADALE 3143	\$600,000	12/08/2017
3	5/6 St James Rd ARMADALE 3143	\$590,000	27/05/2017

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: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$590,000 - \$610,000
Median Unit Price
Year ending June 2017: \$689,500

Comparable Properties



4/50a Wattletree Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 3
Property Type: Apartment



11/33 Armadale St ARMADALE 3143 (REI)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 3
Property Type: Apartment



5/6 St James Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$590,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: Apartment