

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 13/51 Armadale Street, Armadale Vic 3143

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$588,500 House Unit X Suburb Armadale

Period - From 01/10/2018 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	103/82 Hotham St ST KILDA EAST 3183	\$377,500	16/11/2018
2	2/35 Kooyong Rd ARMADALE 3143	\$365,000	27/09/2018
3	5/28 Wynnstay Rd PRAHRAN 3181	\$365,000	08/01/2019

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$350,000 - \$380,000
Median Unit Price
 December quarter 2018: \$588,500

Comparable Properties



103/82 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$377,500
Method: Private Sale
Date: 16/11/2018
Rooms: -
Property Type: Apartment

2/35 Kooyong Rd ARMADALE 3143 (VG)

Agent Comments

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Price: \$365,000
Method: Sale
Date: 27/09/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



5/28 Wynnstay Rd PRAHRAN 3181 (REI)

Agent Comments

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Price: \$365,000
Method: Private Sale
Date: 08/01/2019
Rooms: -
Property Type: Apartment