

### 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	11/12 Llaneast Street, Armadale Vic 3143
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$430,000	&	\$470,000

#### Median sale price

Median price	\$588,500	Hou	se	Unit	Х	Suburb	Armadale
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

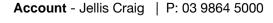
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	17/1 Duncraig Av ARMADALE 3143	\$465,000	13/01/2019
2	104/1200 High St ARMADALE 3143	\$455,000	20/10/2018
3	6/401 Alma Rd CAULFIELD NORTH 3161	\$440,000	24/11/2018

#### 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.







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Rooms: Property Type: Agent Comments Indicative Selling Price \$430,000 - \$470,000 Median Unit Price December quarter 2018: \$588,500

## Comparable Properties



17/1 Duncraig Av ARMADALE 3143 (REI/VG)

Price: \$465,000 Method: Private Sale Date: 13/01/2019

Rooms: -

**Property Type:** Apartment **Land Size:** 2511 sqm approx

Agent Comments



104/1200 High St ARMADALE 3143 (REI)

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1

**6** 

**Price:** \$455,000 **Method:** Auction Sale **Date:** 20/10/2018

Rooms: -

Property Type: Apartment

Agent Comments



6/401 Alma Rd CAULFIELD NORTH 3161

(REI/VG)

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Price: \$440,000 Method: Auction Sale Date: 24/11/2018

Rooms: -

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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