

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

11/12 Llaneast Street, Armadale Vic 3143
--

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	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.



1 1 1

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) Agent Comments

2 1 1

Price: \$465,000
Method: Private Sale
Date: 13/01/2019
Rooms: -
Property Type: Apartment
Land Size: 2511 sqm approx



104/1200 High St ARMADALE 3143 (REI) Agent Comments

1 1 1

Price: \$455,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: Apartment



6/401 Alma Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

1 1 1

Price: \$440,000
Method: Auction Sale
Date: 24/11/2018
Rooms: -
Property Type: Apartment