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

3 Stanhope Street, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,800,000		&		\$1,980,000			
Median sale p	rice							
Median price	\$2,150,000	Pro	operty Type	Hou	se		Suburb	Armadale
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	11 Kingsway ARMADALE 3143	\$2,030,000	22/06/2019
2	14 Densham Rd ARMADALE 3143	\$1,800,000	27/06/2019
3	13 Horace St MALVERN 3144	\$1,750,000	24/09/2019

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.

This Statement of Information was prepared on:

17/10/2019 15:45



KAY&BURTON





Property Type: House - Terrace Land Size: 188 sqm approx Agent Comments

Indicative Selling Price \$1,800,000 - \$1,980,000 **Median House Price** Year ending June 2019: \$2,150,000

Comparable Properties



11 Kingsway ARMADALE 3143 (REI)

14 Densham Rd ARMADALE 3143 (REI/VG)



Price: \$2,030,000 Method: Auction Sale Date: 22/06/2019 Property Type: House (Res) Land Size: 283 sqm approx

Agent Comments



Price: \$1,800,000 Method: Sold Before Auction Date: 27/06/2019 Property Type: House (Res) Land Size: 329 sqm approx

- 3



13 Horace St MALVERN 3144 (REI)

2



Price: \$1,750,000

Agent Comments

Agent Comments

Method: Private Sale Date: 24/09/2019 Property Type: House

Account - Kay & Burton | P: 03 9086 1111 | F: 03 9820 0371



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.