

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 8/72 Adelaide Street, Armadale Vic 3143

Indicative selling price

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

Single price \$3,500,000

Median sale price

Median price \$2,150,000

Property Type House

Suburb Armadale

Period - From 01/07/2018

to 30/06/2019

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	2/23 Washington St, Toorak, Vic 3142, Australia	\$3,700,000	16/09/2019
2	4/23 Washington St, Toorak, Vic 3142, Australia	\$3,200,000	05/08/2019
3			

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:

16/10/2019 14:21



 3  2  2

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$3,500,000
Median House Price
Year ending June 2019: \$2,150,000

Comparable Properties

**2/23 Washington St, Toorak, Vic 3142,
Australia (REI)**

Agent Comments

 3  3  3

Price: \$3,700,000
Method:
Date: 16/09/2019
Property Type: Apartment

**4/23 Washington St, Toorak, Vic 3142,
Australia (REI)**

Agent Comments

 3  3  3

Price: \$3,200,000
Method:
Date: 05/08/2019
Property Type: Apartment

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.