

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 5/22 Valentine Grove, Armadale Vic 3143

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$618,750 Property Type Unit Suburb Armadale

Period - From 01/07/2019 to 30/09/2019 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	4/10 Coppin St MALVERN EAST 3145	\$720,000	23/07/2019
2	10/94-98 Wattletree Rd ARMADALE 3143	\$717,000	07/09/2019
3	7/26 Mercer Rd ARMADALE 3143	\$712,500	17/08/2019

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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Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

September quarter 2019: \$618,750



Property Type: Apartment

Agent Comments

Comparable Properties



4/10 Coppin St MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$720,000

Method: Sold Before Auction

Date: 23/07/2019

Property Type: Apartment



10/94-98 Wattleree Rd ARMADALE 3143 (REI) Agent Comments



Price: \$717,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Apartment

7/26 Mercer Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$712,500

Method: Auction Sale

Date: 17/08/2019

Property Type: Apartment