

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

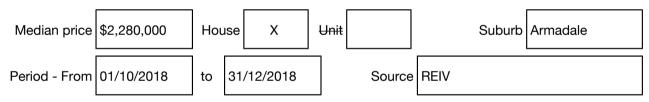
34 Barkly Avenue, Armadale Vic 3143 de le

Indicative selling price

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

 Range between
 \$2,250,000
 &
 \$2,475,000

Median sale price



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	8 Moorhouse St ARMADALE 3143	\$2,510,000	23/08/2018
2	78 Wattletree Rd ARMADALE 3143	\$2,375,000	24/11/2018
3	24 Edsall St MALVERN 3144	\$2,350,000	18/08/2018

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.

Account - Jellis Craig | P: 03 9864 5000

propertydata

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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.







Rooms: 6 Property Type: House (Previously Occupied - Detached) Land Size: 242 sqm approx Agent Comments Indicative Selling Price \$2,250,000 - \$2,475,000 Median House Price December quarter 2018: \$2,280,000

Comparable Properties

8 Moorhouse St ARMADALE 3143 (REI/VG) 3 2 - Price: \$2,510,000 Method: Private Sale Date: 23/08/2018 Rooms: - Property Type: House	Agent Comments
78 Wattletree Rd ARMADALE 3143 (REI) 3 3 3 2 2 Price: \$2,375,000 Method: Auction Sale Date: 24/11/2018 Rooms: - Property Type: House (Res) Land Size: 308 sqm approx	Agent Comments
24 Edsall St MALVERN 3144 (REI) 3 2 2 - Price: \$2,350,000 Method: Auction Sale Date: 18/08/2018 Rooms: - Property Type: House (Res)	Agent Comments

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REIV

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