

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
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$2,250,000	&	\$2,475,000
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**Median sale price**

Median price	\$2,280,000	House	X	Unit		Suburb	Armadale
Period - From	01/10/2018	to	31/12/2018	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	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.



 4    2    1

**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)**

[Agent Comments](#)

 3    2    -

**Price:** \$2,510,000

**Method:** Private Sale

**Date:** 23/08/2018

**Rooms:** -

**Property Type:** House



**78 Wattletree Rd ARMADALE 3143 (REI)**

[Agent Comments](#)

 3    3    2

**Price:** \$2,375,000

**Method:** Auction Sale

**Date:** 24/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 308 sqm approx



**24 Edsall St MALVERN 3144 (REI)**

[Agent Comments](#)

 3    2    -

**Price:** \$2,350,000

**Method:** Auction Sale

**Date:** 18/08/2018

**Rooms:** -

**Property Type:** House (Res)