

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

1/581 Orrong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$370,000 & \$407,000

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	2/52 Sutherland Rd ARMADALE 3143	\$396,000	13/07/2019
2	22/48 Sutherland Rd ARMADALE 3143	\$394,000	01/08/2019
3	17/47 Kooyong Rd ARMADALE 3143	\$375,000	19/08/2019

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.~~

This Statement of Information was prepared on: 03/12/2019 09:00

1/581 Orrong Road, Armadale Vic 3143



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$370,000 - \$407,000

Median Unit Price

September quarter 2019: \$618,750

Comparable Properties



2/52 Sutherland Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$396,000

Method: Auction Sale

Date: 13/07/2019

Rooms: 2

Property Type: Apartment



22/48 Sutherland Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$394,000

Method: Sold Before Auction

Date: 01/08/2019

Property Type: Apartment



17/47 Kooyong Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$375,000

Method: Sale by Tender

Date: 19/08/2019

Rooms: 2

Property Type: Apartment

Account - RT Edgar | P: 03 9826 1000



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.