

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	19/130 Alma Rd ST KILDA EAST 3183	\$350,000	11/11/2017
2	8/1 Armadale St ARMADALE 3143	\$342,000	12/08/2017
3	18/2 Armadale St ARMADALE 3143	\$340,000	18/08/2017

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.



1 1 1

Rooms: 4
Property Type: Ground floor apartment
Land Size: 41 sqm approx
 Agent Comments

Indicative Selling Price
 \$320,000 - \$350,000
Median Unit Price
 December quarter 2017: \$622,000

Comparable Properties



19/130 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$350,000
Method: Auction Sale
Date: 11/11/2017
Rooms: -
Property Type: Apartment



8/1 Armadale St ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$342,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 4
Property Type: Apartment



18/2 Armadale St ARMADALE 3143 (VG)

Agent Comments

1 - -

Price: \$340,000
Method: Sale
Date: 18/08/2017
Rooms: -
Property Type: Strata Unit/Flat