

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 2/11 Cheel Street, Armadale Vic 3143

Indicative selling price

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

Single price \$639,000

Median sale price

Median price \$751,500 House Unit X Suburb Armadale

Period - From 01/07/2018 to 30/09/2018 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	16/19 Mercer Rd ARMADALE 3143	\$685,000	23/10/2018
2	3/24 Mathoura Rd TOORAK 3142	\$655,000	13/10/2018
3	3/31 Wattletree Rd ARMADALE 3143	\$630,000	06/10/2018

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.

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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$639,000

Median Unit Price
September quarter 2018: \$751,500

Comparable Properties



16/19 Mercer Rd ARMADALE 3143 (VG)

[Agent Comments](#)

2 - -

Price: \$685,000
Method: Sale
Date: 23/10/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



3/24 Mathoura Rd TOORAK 3142 (REI)

[Agent Comments](#)

2 1 1

Price: \$655,000
Method: Auction Sale
Date: 13/10/2018
Rooms: -
Property Type: Unit



3/31 Wattleree Rd ARMADALE 3143 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$630,000
Method: Auction Sale
Date: 06/10/2018
Rooms: -
Property Type: Apartment