

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 5/38 Northcote Road, Armadale Vic 3143

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$663,750 House Unit X Suburb Armadale

Period - From 01/01/2017 to 31/12/2017 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	2/38 Northcote Rd ARMADALE 3143	\$688,000	28/10/2017
2	5/74 Mathoura Rd TOORAK 3142	\$660,000	03/03/2018
3	19/9 Canterbury Rd TOORAK 3142	\$646,000	24/02/2018

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.



2 1 0

Rooms:
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median Unit Price
 Year ending December 2017: \$663,750

Comparable Properties



2/38 Northcote Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$688,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 4
Property Type: Apartment



5/74 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$660,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: Apartment



19/9 Canterbury Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$646,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Apartment