

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

26 Railway Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$2,402,500 House Unit Suburb Armadale

Period - From 01/01/2018 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	20 Findon Av CAULFIELD NORTH 3161	\$2,325,000	10/10/2018
2	196 Finch St GLEN IRIS 3146	\$2,301,000	01/09/2018
3	59 Armadale St ARMADALE 3143	\$2,206,500	02/11/2018

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.



Rooms:
Property Type: House (Res)
Land Size: 510 sqm approx
Agent Comments

Comparable Properties



20 Findon Av CAULFIELD NORTH 3161 (VG) **Agent Comments**



Price: \$2,325,000
Method: Sale
Date: 10/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 619 sqm approx



196 Finch St GLEN IRIS 3146 (VG) **Agent Comments**



Price: \$2,301,000
Method: Sale
Date: 01/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx



59 Armadale St ARMADALE 3143 (REI/VG) **Agent Comments**



Price: \$2,206,500
Method: Private Sale
Date: 02/11/2018
Rooms: -
Property Type: House
Land Size: 465 sqm approx