

Statement of Information
**Multiple residential properties located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
 Including suburb and
 postcode

	35 Huntingtower Road, Armadale VIC 3143
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Apartment Type 1 (2 Bed/ 2 Bath/ 2 Car)		Or range between	\$*2,500,000	&	\$2,750,000
Apartment Type 2 (2 Bed/ 2 Bath/ 2 Car)	\$2,975,000	Or range between	\$*	&	\$
Apartment Type 3 (3 Bed/ 2 Bath/ 2 Car)	\$3,350,000	Or range between	\$*	&	\$
Apartment Type 4 (3 Bed/ 2 Car)	\$3,950,000	Or range between	\$*	&	\$
Apartment Type 5 (3 Bed/ 2 or 3 Bath/ 3 or 4 Car)		Or range between	\$*6,875,000	&	\$7,562,500

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

Suburb

Period - From To

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Apartment Type 1 (2 Bed/ 2 Bath/ 2 Car)	1. 3/33 Selborne Rd TOORAK 3142 VIC	\$2,450,000	11/11/2017
	2. 7/209a Kooyong Rd TOORAK 3142 VIC	\$2,400,000	14/10/2017
	3. 5/209a Kooyong Rd TOORAK 3142 VIC	\$2,695,000	06/09/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Apartment Type 2 (2 Bed/ 2 Bath/ 2 Car)	1. 3 Periwinkle PI ARMADALE 3143 VIC	\$3,050,000	08/11/2017
	2. 1/26 Seymour Av ARMADALE 3143 VIC	\$3,000,000	22/12/2017
	3. 5/209a Kooyong Rd TOORAK 3142 VIC	\$2,695,000	06/09/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Apartment Type 3 (3 Bed/ 2 Bath/ 2 Car)	1. 3 Periwinkle PI ARMADALE 3143 VIC	\$3,050,000	08/11/2017
	2. 1/26 Seymour Av ARMADALE 3143 VIC	\$3,000,000	22/12/2017
	3. 1/51 Mathoura Rd TOORAK 3142 VIC	\$4,000,000	29/10/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Apartment Type 4 (3 Bed/ 2 Bath/ 2 Car)	1. 1/51 Mathoura Rd TOORAK 3142 VIC	\$4,000,000	29/10/2017
	2. 10/744 Orrong Rd TOORAK 3142 VIC	\$4,525,000	18/09/2017
	3. 3 Periwinkle PI ARMADALE 3143 VIC	\$3,050,000	08/11/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Apartment Type 5 (3 Bed/ 2 or 3 Bath/ 3 or 4 Car)	1. 5/82 Mathoura Rd TOORAK 3142 VIC	\$5,650,000	18/12/2017
	2. 2/12 Millicent Av TOORAK 3142 VIC	\$4,117,500	08/11/2017
	3. 10/744 Orrong Rd TOORAK 3142 VIC	\$4,525,000	18/09/2017

OR

~~**B*** —The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.—~~