

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	10 Royal Crescent, Armadale Vic 3143
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Indicative selling price

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

Range between	\$1,750,000	&	\$1,925,000
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Median sale price

Median price	\$2,110,000	House	X	Unit		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. 28 New Street, Armadale VIC 3143	\$1,726,000	19/08/2017
2. 17 Clendon Road, Armadale VIC 3143	\$1,710,000	02/12/2017
3		

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  1

Rooms:
Property Type: House
Land Size: 293 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
Year ending December 2017: \$2,110,000

Comparable Properties



28 New St ARMADALE 3143 (REI/VG)

Agent Comments

 2  2  1

Price: \$1,726,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 281 sqm approx



14 Clendon Rd ARMADALE 3143 (REI)

Agent Comments

 2  1  -

Price: \$1,715,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)

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.