

#### 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	10 Royal Crescent, Armadale Vic 3143
Including suburb and	
postcode	

#### 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	Hou	use X	Unit		Suburb	Armadale
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

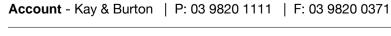
#### Comparable property sales (\*Delete A or B below as applicable)

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 \$1,710,000 02/12/2017

#### 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 **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)

**—** 2

**—** 2

**Agent Comments** 

**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)

**—** 2







Price: \$1,715,000 Method: Auction Sale Date: 02/12/2017

Rooms: -

Property Type: House (Res)

**Agent Comments** 

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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