



**Rooms:** 3  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
June quarter 2017: \$2,247,500

## Comparable Properties



746 High St ARMADALE 3143 (REI)

**Agent Comments**



**Price:** \$1,386,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 241 sqm approx



75 Sutherland Rd ARMADALE 3143 (REI)

**Agent Comments**



**Price:** \$1,285,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 186 sqm approx



6 Fulton St ARMADALE 3143 (REI/VG)

**Agent Comments**



**Price:** \$1,265,000  
**Method:** Private Sale  
**Date:** 07/03/2017  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 183 sqm approx

**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 18a New Street, Armadale Vic 3143**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 &amp; \$1,400,000

**Median sale price**

Median price \$2,247,500 House X Suburb Armadale

Period - From 01/04/2017 to 30/06/2017 Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
746 High St ARMADALE 3143	\$1,386,000	01/04/2017
75 Sutherland Rd ARMADALE 3143	\$1,285,000	25/02/2017
6 Fulton St ARMADALE 3143	\$1,265,000	07/03/2017