

KAY & BURTON

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

303/8B Evergreen Mews, Armadale, VIC 3143

INDICATIVE SELLING PRICE

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

Range Between \$540,000 & \$560,000

MEDIAN SALE PRICE

Median price \$700,000 | Unit | Armadale (3143)

Period - From 1 October 2016 to 30 September 2017 | Source - REIV

COMPARABLE PROPERTY SALES

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
11/11-13 LLANEAST STREET, ARMADALE VIC 3143	\$565,000	26/08/2017
2/2 KING STREET, PRAHRAN VIC 3181	\$535,000	10/07/2017
5/14 SPRINGFIELD AVENUE, TOORAK VIC 3142	\$531,000	05/09/2017