Mc**Grath**



Rooms: Property Type: Apartment Agent Comments JM Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price March quarter 2017: \$2,050,000

Comparable Properties





4/576 Orrong Rd ARMADALE 3143 (REI/VG) Agent Comments

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Price: \$1,040,000 Method: Auction Sale Date: 26/11/2016 Rooms: -Property Type: Apartment

7/27 Grandview Gr PRAHRAN 3181 (VG)

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Agent Comments



Price: \$1,035,000 Method: Sale Date: 24/12/2016 Rooms: -Property Type: Flat/Unit/Apartment (Res)



1/2a Lynedoch Av ST KILDA EAST 3183 (REI) Agent Comments



Price: \$1,000,000 Method: Auction Sale Date: 09/04/2017 Rooms: 3 Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

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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 9015/590 Orrong Road, Armadale Vic 3143 Including suburb and postcode

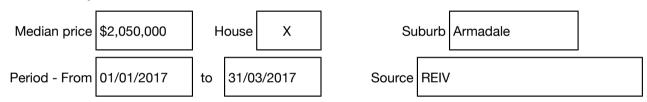
Indicative selling price

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

Range between \$1,000,000

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Median sale price



\$1.100.000

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
4/576 Orrong Rd ARMADALE 3143	\$1,040,000	26/11/2016
7/27 Grandview Gr PRAHRAN 3181	\$1,035,000	24/12/2016
1/2a Lynedoch Av ST KILDA EAST 3183	\$1,000,000	09/04/2017

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