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Rooms:
Property Type: Apartment
Agent Comments

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



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



7/27 Grandview Gr PRAHRAN 3181 (VG) 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

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 9015/590 Orrong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$2,050,000 House X Suburb Armadale

Period - From 01/01/2017 to 31/03/2017 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
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