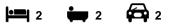
## **M**c**Grath**



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

🛏 2 🗰 1 🛱 2

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

#### 7/27 Grandview Gr PRAHRAN 3181 (VG)

**6** -

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

#### Generated: 09/05/2017 16:01

REIV Spropertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



#### 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

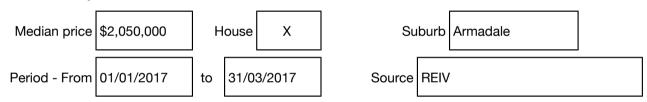
#### Indicative selling price

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

Range between \$1,000,000

&

#### 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

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

propertydata

#### Generated: 09/05/2017 16:01

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

