

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode	37 Gladstone Avenue, Armadale
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Beds	\$2,035,000	Or range between	\$*		\$*
3 Beds	\$*	Or range between	\$2,135,000		\$2,219,000
3 Beds	\$*	Or range between	\$2,390,000		\$2,435,000
3 Beds	\$3,495,000	Or range between	\$*		\$*

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$692,500	Suburb	Armadale
Period - From	13/07/2020	To	12/07/2021
Source	Property Data		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Beds	4/347 Glenferrie Road, Malvern	\$2,035,000	23/04/2021
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Beds	303/1 Norfolk Place, Malvern	\$2,210,000	22/05/2021
	104/18 Spring Road, Malvern	\$2,207,000	10/04/2021
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Beds	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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Address of comparable unit**Price****Date of sale**

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	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

12/07/2021