

## 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	507 Orrong Road, Armadale Vic 3143
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$5,500,000	&	\$5,950,000
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#### Median sale price

Median price	\$2,480,000	House	X	Unit		Suburb	Armadale
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

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

**A\*** 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
1	659 Orrong Rd TOORAK 3142	\$6,600,000	10/10/2017
2	727 Malvern Rd TOORAK 3142	\$4,800,000	01/11/2017
3	729 Malvern Rd TOORAK 3142	\$4,450,000	01/11/2017

OR

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



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**Rooms:**

**Property Type:** House (New - Detached)

**Land Size:** 1250sqm (approx.)  
sqm approx

Agent Comments

**Indicative Selling Price**

\$5,500,000 - \$5,950,000

**Median House Price**

December quarter 2017: \$2,480,000

## Comparable Properties



659 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

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**Price:** \$6,600,000

**Method:** Sold Before Auction

**Date:** 10/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1195 sqm approx

727 Malvern Rd TOORAK 3142 (REI)

Agent Comments

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**Price:** \$4,800,000

**Method:** Private Sale

**Date:** 01/11/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 736 sqm approx



729 Malvern Rd TOORAK 3142 (REI)

Agent Comments

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**Price:** \$4,450,000

**Method:** Private Sale

**Date:** 01/11/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 700 sqm approx