

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

12/2 Armadale Street, Armadale Vic 3143

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$698,500 Property Type Unit Suburb Armadale

Period - From 01/01/2024 to 31/12/2024 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	3/313 Dandenong Rd PRAHRAN 3181	\$440,000	10/01/2025
2	7/55 Northcote Rd ARMADALE 3143	\$415,000	19/12/2024
3	12/4 The Avenue WINDSOR 3181	\$420,000	12/12/2024

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.~~

This Statement of Information was prepared on:

29/01/2025 15:40



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/313 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

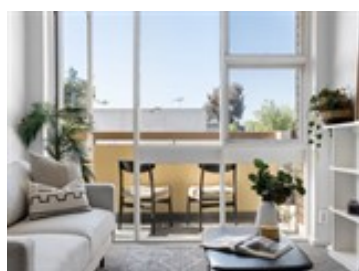


Price: \$440,000

Method: Private Sale

Date: 10/01/2025

Property Type: Apartment



7/55 Northcote Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 19/12/2024

Property Type: Apartment

Land Size: 767 sqm approx



12/4 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 12/12/2024

Property Type: House