

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

26 Mount Pleasant Grove, Armadale Vic 3143

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$2,720,000

Property Type House

Suburb Armadale

Period - From 01/10/2022

to

31/12/2022

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	17 Spring St PRAHRAN 3181	\$1,700,000	10/12/2022
2	30 Larnook St PRAHRAN 3181	\$1,555,000	17/12/2022
3	23 Stanhope St ARMADALE 3143	\$1,500,000	25/10/2022

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:

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2022: \$2,720,000



Property Type:

Agent Comments

Comparable Properties



17 Spring St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 225 sqm approx



30 Larnook St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,555,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)



23 Stanhope St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 25/10/2022

Property Type: House

Land Size: 157 sqm approx

Account - Whitefox Real Estate | P: 96459699



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