

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 Gladstone Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$2,215,000

Property Type House

Suburb Armadale

Period - From 01/01/2020

to

31/12/2020

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	31 Cambridge St ARMADALE 3143	\$1,585,000	05/08/2020
2	12 Eileen St ARMADALE 3143	\$1,500,000	04/08/2020
3	11 Findon St MALVERN EAST 3145	\$1,451,000	10/10/2020

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:

18/01/2021 16:12

12 Gladstone Avenue, Armadale Vic 3143

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending December 2020: \$2,215,000



2 1 0

Property Type: House (Res)

Land Size: 283 sqm approx

Agent Comments

Comparable Properties



31 Cambridge St ARMADALE 3143 (REI/VG)

Agent Comments

2 1 -

Price: \$1,585,000

Method: Private Sale

Date: 05/08/2020

Rooms: 3

Property Type: House

Land Size: 215 sqm approx



12 Eileen St ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$1,500,000

Method: Expression of Interest

Date: 04/08/2020

Rooms: 3

Property Type: House (Res)

Land Size: 153 sqm approx



11 Findon St MALVERN EAST 3145 (VG)

Agent Comments

2 - -

Price: \$1,451,000

Method: Sale

Date: 10/10/2020

Property Type: House (Res)

Land Size: 310 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525