

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

8 Cambridge Street, Armadale Vic 3143

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,992,500

Property Type House

Suburb Armadale

Period - From 01/07/2021

to

30/09/2021

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	56 Wrights Tce PRAHRAN 3181	\$2,350,000	14/10/2021
2	65 Horace St MALVERN 3144	\$2,445,000	09/08/2021
3	1295 High St MALVERN 3144	\$2,500,000	24/07/2021

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:

11/11/2021 18:48

8 Cambridge Street, Armadale Vic 3143

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

September quarter 2021: \$2,992,500



3 2 1

Property Type: House

Agent Comments

Comparable Properties



56 Wrights Tce PRAHRAN 3181 (REI)

Agent Comments

3 2 -

Price: \$2,350,000

Method: Auction Sale

Date: 14/10/2021

Property Type: House (Res)

Land Size: 280 sqm approx



65 Horace St MALVERN 3144 (REI/VG)

Agent Comments

3 1 1

Price: \$2,445,000

Method: Sold Before Auction

Date: 09/08/2021

Property Type: House (Res)

Land Size: 421 sqm approx



1295 High St MALVERN 3144 (REI/VG)

Agent Comments

3 1 1

Price: \$2,500,000

Method: Sold Before Auction

Date: 24/07/2021

Property Type: House (Res)

Land Size: 613 sqm approx

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