

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

13 Inverness Avenue, Armadale Vic 3143

Indicative selling price

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

Single price

\$2,450,000

Median sale price

Median price

\$2,635,000

Property Type

House

Suburb

Armadale

Period - From

09/05/2021

to

08/05/2022

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	3 Inverness Av ARMADALE 3143	\$2,464,000	26/03/2022
2			
3			

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:

09/05/2022 10:45



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Property Type: House (Res)

Land Size: 450 sqm approx

Agent Comments

Indicative Selling Price

\$2,450,000

Median House Price

09/05/2021 - 08/05/2022: \$2,635,000

Comparable Properties



3 Inverness Av ARMADALE 3143 (REI)

Agent Comments

 3  3  2

Price: \$2,464,000

Method: Private Sale

Date: 26/03/2022

Rooms: 6

Property Type: House (Res)

Land Size: 425 sqm approx

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.