

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

34 Mount Pleasant Grove, Armadale Vic 3143

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$2,725,500 Property Type House Suburb Armadale

Period - From 01/04/2023 to 30/06/2023 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	16 Larnook St PRAHRAN 3181	\$1,370,000	03/06/2023
2	24 Ivy St PRAHRAN 3181	\$1,355,000	04/08/2023
3	14 Fulton St ARMADALE 3143	\$1,310,000	27/05/2023

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.~~

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2023: \$2,725,500



Property Type: House

Agent Comments

Comparable Properties



16 Larnook St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,370,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 173 sqm approx



24 Ivy St PRAHRAN 3181 (VG)

Agent Comments



Price: \$1,355,000

Method: Sale

Date: 04/08/2023

Property Type: House (Res)

Land Size: 229 sqm approx



14 Fulton St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,310,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 188 sqm approx

Account - Whitefox Real Estate | P: 96459699



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