

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

10 Meryl Street, Armadale Vic 3143

Indicative selling price

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

Range between \$2,450,000

&

\$2,550,000

Median sale price

Median price \$2,550,000

Property Type House

Suburb Armadale

Period - From 01/10/2020

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	31 Stuart St ARMADALE 3143	\$2,675,000	31/07/2021
2	7 Beatty Av ARMADALE 3143	\$2,410,000	13/10/2021
3	15 Valentine Gr ARMADALE 3143	\$2,265,000	02/06/2021

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:

15/11/2021 09:12



 4  1  1

Property Type: House
Land Size: 395 sqm approx
Agent Comments

Indicative Selling Price
 \$2,450,000 - \$2,550,000
Median House Price
 Year ending September 2021: \$2,550,000

The agents believe that the comparable sales are in a more renovated/extended/updated condition; however, the market feedback reflects the indicated selling range provided.

Comparable Properties



31 Stuart St ARMADALE 3143 (REI/VG)

 3  2  1

Price: \$2,675,000
Method: Auction Sale
Date: 31/07/2021
Property Type: House (Res)
Land Size: 408 sqm approx

Agent Comments

A slightly larger allotment of land and the existing home has undergone a more recent renovation, incl. 2 bathrooms.



7 Beatty Av ARMADALE 3143 (REI)

 4  1  1

Price: \$2,410,000
Method: Sold Before Auction
Date: 13/10/2021
Property Type: House (Res)
Land Size: 322 sqm approx

Agent Comments

A smaller allotment of land; however, the existing dwelling has undergone work and an extension.



15 Valentine Gr ARMADALE 3143 (REI/VG)

 3  1  2

Price: \$2,265,000
Method: Private Sale
Date: 02/06/2021
Property Type: House
Land Size: 435 sqm approx

Agent Comments

A larger allotment of land; however, this dwelling backs onto the train line.