

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

56 Barkly Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$2,522,500

Property Type House

Suburb Armadale

Period - From 01/07/2020

to 30/06/2021

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	9 Parkside St MALVERN 3144	\$2,660,000	26/06/2021
2	26 Grace St MALVERN 3144	\$2,788,000	05/06/2021
3	2 Ashleigh Rd ARMADALE 3143	\$2,525,000	27/03/2021

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:

27/07/2021 10:13

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

Year ending June 2021: \$2,522,500



3 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



9 Parkside St MALVERN 3144 (REI)

Agent Comments

3 2 2

Price: \$2,660,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 275 sqm approx



26 Grace St MALVERN 3144 (REI)

Agent Comments

3 2 2

Price: \$2,788,000

Method: Auction Sale

Date: 05/06/2021

Property Type: House

Land Size: 334 sqm approx



2 Ashleigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 2 -

Price: \$2,525,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 245 sqm approx