

# 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

5 Hume Street, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,495,000

### Median sale price

Median price

\$1,875,000

Property Type

House

Suburb

Armadale

Period - From

01/07/2024

to

30/09/2024

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 | 42 Closeburn Av PRAHRAN 3181   | \$1,475,000 | 09/11/2024   |
| 2 | 13 Rose St ARMADALE 3143       | \$1,510,000 | 09/11/2024   |
| 3 | 4 Florence St PRAHRAN 3181     | \$1,470,000 | 12/10/2024   |

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:

11/11/2024 15:37

5 Hume Street, Armadale Vic 3143



James Annett  
03 9509 0411  
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**Indicative Selling Price**

\$1,495,000

**Median House Price**

September quarter 2024: \$1,875,000



3 1 0

**Property Type:** House  
**Land Size:** 163 sqm approx  
**Agent Comments**

## Comparable Properties



**42 Closeburn Av PRAHRAN 3181 (REI)**

**Agent Comments**

2 2 -

**Price:** \$1,475,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)



**13 Rose St ARMADALE 3143 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House



**4 Florence St PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,470,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)

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



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