

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

13/2 Armadale Street, Armadale Vic 3143

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$597,750 Property Type Unit 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	4/28 Mathoura Rd TOORAK 3142	\$391,000	19/10/2024
2	5/19 Hawthorn Rd CAULFIELD NORTH 3161	\$405,000	26/09/2024
3	103/1228 Malvern Rd MALVERN 3144	\$385,000	17/09/2024

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:

28/10/2024 09:23



Property Type: Apartment

Agent Comments

Comparable Properties



4/28 Mathoura Rd TOORAK 3142 (REI)

Agent Comments



Price: \$391,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Apartment



5/19 Hawthorn Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$405,000

Method: Sold Before Auction

Date: 26/09/2024

Property Type: Apartment



103/1228 Malvern Rd MALVERN 3144 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 17/09/2024

Property Type: Unit