

# 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

4 Hume Street, Armadale Vic 3143

### Indicative selling price

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

Range between \$2,650,000

&

\$2,850,000

### Median sale price

Median price \$2,510,000

Property Type House

Suburb Armadale

Period - From 25/02/2020

to 24/02/2021

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	21 Kooyong Rd ARMADALE 3143	\$2,753,000	18/12/2020
2	2/667 Toorak Rd TOORAK 3142	\$2,718,000	12/11/2020
3	5 Soudan St MALVERN 3144	\$2,700,000	11/02/2021

**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:

25/02/2021 09:18



 4  2  1

**Property Type:** House (Res)

**Land Size:** 400 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$2,650,000 - \$2,850,000

**Median House Price**

25/02/2020 - 24/02/2021: \$2,510,000

## Comparable Properties



**21 Kooyong Rd ARMADALE 3143 (REI/VG)**

[Agent Comments](#)

 4  2  5

**Price:** \$2,753,000

**Method:** Private Sale

**Date:** 18/12/2020

**Property Type:** House

**Land Size:** 622 sqm approx



**2/667 Toorak Rd TOORAK 3142 (REI/VG)**

[Agent Comments](#)

 2  3  2

**Price:** \$2,718,000

**Method:** Sold Before Auction

**Date:** 12/11/2020

**Property Type:** Apartment



**5 Soudan St MALVERN 3144 (REI)**

[Agent Comments](#)

 4  2  1

**Price:** \$2,700,000

**Method:** Auction Sale

**Date:** 11/02/2021

**Property Type:** House (Res)

**Land Size:** 465 sqm approx