

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

8 Meryl Street, Armadale Vic 3143

Indicative selling price

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

Single price

\$2,875,000

Median sale price

Median price

\$3,025,000

Property Type

House

Suburb

Armadale

Period - From

01/07/2022

to

30/09/2022

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 Hunter St MALVERN 3144	\$2,850,000	26/11/2022
2	2 Jordan St MALVERN 3144	\$2,890,000	22/10/2022
3	1 The Terrace ARMADALE 3143	\$2,950,000	15/09/2022

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:

30/11/2022 14:52

8 Meryl Street, Armadale Vic 3143



Andrew James
03 9509 0411
0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$2,875,000

Median House Price

September quarter 2022: \$3,025,000



4 1 1

Property Type: House

Agent Comments

Comparable Properties



31 Hunter St MALVERN 3144 (REI)

Agent Comments

4 2 1

Price: \$2,850,000

Method: Auction Sale

Date: 26/11/2022

Property Type: House

Land Size: 633 sqm approx



2 Jordan St MALVERN 3144 (REI)

Agent Comments

3 3 1

Price: \$2,890,000

Method: Auction Sale

Date: 22/10/2022

Property Type: House (Res)

Land Size: 513 sqm approx



1 The Terrace ARMADALE 3143 (REI)

Agent Comments

4 1 1

Price: \$2,950,000

Method: Sold Before Auction

Date: 15/09/2022

Property Type: House (Res)

Land Size: 706 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.