

# 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

11/27 St Georges Road, 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 \$295,000 & \$320,000

### Median sale price

Median price \$655,000 Property Type Unit Suburb Armadale

Period - From 01/07/2021 to 30/06/2022 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	6/2 Carnarvon Rd CAULFIELD NORTH 3161	\$315,000	08/08/2022
2	13/10 Highbury Gr PRAHRAN 3181	\$315,000	06/10/2022
3	9/7 Cardigan St ST KILDA EAST 3183	\$298,000	29/09/2022

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:

10/10/2022 16:35



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**Property Type:** Unit (Strata)

Agent Comments

**Indicative Selling Price**

\$295,000 - \$320,000

**Median Unit Price**

Year ending June 2022: \$655,000

## Comparable Properties



**6/2 Carnarvon Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments

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**Price:** \$315,000

**Method:** Private Sale

**Date:** 08/08/2022

**Property Type:** Apartment



**13/10 Highbury Gr PRAHRAN 3181 (REI)**

Agent Comments

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**Price:** \$315,000

**Method:** Private Sale

**Date:** 06/10/2022

**Property Type:** Apartment



**9/7 Cardigan St ST KILDA EAST 3183 (REI)**

Agent Comments

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**Price:** \$298,000

**Method:** Private Sale

**Date:** 29/09/2022

**Property Type:** Apartment