

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

3/9 St James Road, Armadale Vic 3143

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Armadale

Period - From 01/04/2023

to 30/06/2023

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	2/11-13 Llaneast St ARMADALE 3143	\$599,000	10/03/2023
2	11/29 May Rd TOORAK 3142	\$586,056	16/06/2023
3	104/960 High St ARMADALE 3143	\$510,000	16/08/2023

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:

04/09/2023 09:24

3/9 St James Road, Armadale Vic 3143



Walter Summons

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Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

June quarter 2023: \$640,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/11-13 Llaneast St ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$599,000

Method: Sold Before Auction

Date: 10/03/2023

Property Type: Apartment



11/29 May Rd TOORAK 3142 (REI/VG)

Agent Comments

1 1 1

Price: \$586,056

Method: Sold Before Auction

Date: 16/06/2023

Property Type: Apartment



104/960 High St ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$510,000

Method: Private Sale

Date: 16/08/2023

Property Type: Apartment

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



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