

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

21 Armadale Street, Armadale Vic 3143

Indicative selling price

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

Single price

\$2,000,000

Median sale price

Median price

\$2,725,500

Property Type

House

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	10 Westbourne St PRAHRAN 3181	\$2,050,000	19/08/2023
2	1 Derby Pde CAULFIELD NORTH 3161	\$2,075,000	06/04/2023
3	8 Mt Pleasant Gr ARMADALE 3143	\$2,087,500	29/07/2023

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:

06/09/2023 11:55

21 Armadale Street, Armadale Vic 3143



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Indicative Selling Price

\$2,000,000

Median House Price

June quarter 2023: \$2,725,500



Property Type: House

Agent Comments

Comparable Properties



10 Westbourne St PRAHRAN 3181 (REI)

Agent Comments



Price: \$2,050,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 225 sqm approx



1 Derby Pde CAULFIELD NORTH 3161 (VG)

Agent Comments



Price: \$2,075,000

Method: Sale

Date: 06/04/2023

Property Type: House (Res)

Land Size: 395 sqm approx



8 Mt Pleasant Gr ARMADALE 3143 (REI)

Agent Comments



Price: \$2,087,500

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

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



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