

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

4/13 Clendon Road, Armadale Vic 3143

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$683,500

Property Type Unit

Suburb Armadale

Period - From 01/04/2021

to 31/03/2022

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	1/581 Orrong Rd ARMADALE 3143	\$440,000	27/02/2022
2	20/21 Bruce St TOORAK 3142	\$417,000	07/04/2022
3	7/9 St Georges Rd ARMADALE 3143	\$410,000	26/02/2022

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:

03/05/2022 10:24



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Rooms: 2
Property Type: Unit
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending March 2022: \$683,500

Comparable Properties



1/581 Orrong Rd ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$440,000
Method: Private Sale
Date: 27/02/2022
Property Type: Unit



20/21 Bruce St TOORAK 3142 (REI)

Agent Comments

1 1 1

Price: \$417,000
Method: Private Sale
Date: 07/04/2022
Property Type: Apartment



7/9 St Georges Rd ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$410,000
Method: Auction Sale
Date: 26/02/2022
Property Type: Unit