

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

9/12 St James Road, Armadale Vic 3143

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Armadale

Period - From 01/07/2023 to 30/06/2024 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	6/11 Cheel St ARMADALE 3143	\$547,500	30/08/2024
2	13/29 Kooyong Rd ARMADALE 3143	\$550,000	03/08/2024
3	14/26 Denbigh Rd ARMADALE 3143	\$555,000	30/04/2024

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:

18/09/2024 14:05



Rooms: 3

Property Type: Flat

Agent Comments

Comparable Properties



6/11 Cheel St ARMADALE 3143 (REI)

Agent Comments



Price: \$547,500

Method: Sold Before Auction

Date: 30/08/2024

Property Type: Apartment



13/29 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$550,000

Method: Auction Sale

Date: 03/08/2024

Property Type: Apartment



14/26 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$555,000

Method: Sold Before Auction

Date: 30/04/2024

Property Type: Apartment