

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

30 Llaneast Street, Armadale Vic 3143

Indicative selling price

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

Single price

\$2,869,000

Median sale price

Median price

\$2,560,000

Property Type

House

Suburb

Armadale

Period - From

01/07/2023

to

30/09/2023

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	43 Hampden Rd ARMADALE 3143	\$2,730,000	20/10/2023
2	7 Ashleigh Rd ARMADALE 3143	\$2,720,000	23/09/2023
3	25 Soudan St MALVERN 3144	\$2,713,500	24/06/2023

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:

04/12/2023 11:02

30 Llaneast Street, Armadale Vic 3143



Walter Summons

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Indicative Selling Price

\$2,869,000

Median House Price

September quarter 2023: \$2,560,000



4 1 2

Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



43 Hampden Rd ARMADALE 3143 (REI)

Agent Comments

4 3 1

Price: \$2,730,000

Method: Private Sale

Date: 20/10/2023

Property Type: House

Land Size: 573 sqm approx



7 Ashleigh Rd ARMADALE 3143 (REI)

Agent Comments

3 1 2

Price: \$2,720,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)



25 Soudan St MALVERN 3144 (REI/VG)

Agent Comments

4 2 1

Price: \$2,713,500

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 465 sqm approx

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



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