

# 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

5 Clarendon Street, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$2,702,500 Property Type House 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	16 Willis St ARMADALE 3143	\$1,385,000	11/03/2022
2	8 Union St ARMADALE 3143	\$1,400,000	31/03/2022
3	3 Lysterville Av MALVERN 3144	\$1,462,000	19/02/2022

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:

04/05/2022 09:16

Lauchlan Waterfield

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending March 2022: \$2,702,500



2 1 1

**Property Type:** House

Agent Comments

## Comparable Properties



**16 Willis St ARMADALE 3143 (REI)**

Agent Comments

2 1 -

**Price:** \$1,385,000

**Method:** Sold Before Auction

**Date:** 11/03/2022

**Property Type:** House (Res)



**8 Union St ARMADALE 3143 (REI)**

Agent Comments

2 1 2

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 31/03/2022

**Property Type:** House (Res)



**3 Lysterville Av MALVERN 3144 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,462,000

**Method:** Auction Sale

**Date:** 19/02/2022

**Property Type:** House (Res)

**Land Size:** 167 sqm approx

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