

# 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

8/26 Valentine Grove, Armadale Vic 3143

### Indicative selling price

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

Single price

\$935,000

### 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 | 3/309 Dandenong Rd PRAHRAN 3181     | \$935,000 | 09/02/2022   |
| 2 | 1/36 Narong Rd CAULFIELD NORTH 3161 | \$913,000 | 06/03/2022   |
| 3 | 4/212 Alma Rd ST KILDA EAST 3183    | \$895,000 | 26/11/2021   |

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:

07/05/2022 14:30

Walter Summons

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**Indicative Selling Price**

\$935,000

**Median Unit Price**

Year ending March 2022: \$683,500



3 2 2

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**3/309 Dandenong Rd PRAHRAN 3181 (REI)**

**Agent Comments**

3 1 1

**Price:** \$935,000

**Method:** Sold Before Auction

**Date:** 09/02/2022

**Property Type:** Apartment



**1/36 Narong Rd CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$913,000

**Method:** Auction Sale

**Date:** 06/03/2022

**Property Type:** Apartment



**4/212 Alma Rd ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$895,000

**Method:** Private Sale

**Date:** 26/11/2021

**Property Type:** Apartment

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