

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

6/42 Grandview Grove, Armadale Vic 3143

Indicative selling price

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

Single price

\$1,020,000

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2021

to

30/09/2022

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	2/6 Elm Gr ARMADALE 3143	\$1,050,000	17/09/2022
2	1/11 Pilley St ST KILDA EAST 3183	\$1,050,000	12/11/2022
3	9/373 Toorak Rd SOUTH YARRA 3141	\$1,030,000	18/06/2022

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:

17/12/2022 13:27

6/42 Grandview Grove, Armadale Vic 3143



Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,020,000

Median Unit Price

Year ending September 2022: \$690,000



Property Type:

Agent Comments

Comparable Properties



2/6 Elm Gr ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 17/09/2022

Property Type: Apartment



1/11 Pilley St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 12/11/2022

Property Type: Apartment



9/373 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,030,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Apartment

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



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