

# 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

7/22 Derby 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)

Single price \$495,000

### Median sale price

Median price \$715,000

Property Type Unit

Suburb Armadale

Period - From 01/01/2024

to 31/03/2024

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	14/486 Toorak Rd TOORAK 3142	\$495,000	22/12/2023
2	7/56 Chatsworth Rd PRAHRAN 3181	\$475,000	15/02/2024
3	10/2 Jessamine Av PRAHRAN 3181	\$472,000	17/04/2024

**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:

03/06/2024 13:31



**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**14/486 Toorak Rd TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$495,000

**Method:** Private Sale

**Date:** 22/12/2023

**Property Type:** Apartment



**7/56 Chatsworth Rd PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$475,000

**Method:** Private Sale

**Date:** 15/02/2024

**Property Type:** Apartment



**10/2 Jessamine Av PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$472,000

**Method:** Private Sale

**Date:** 17/04/2024

**Property Type:** Unit