

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 Barkly Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$2,603,500

Property Type House

Suburb Armadale

Period - From 01/07/2021

to 30/06/2022

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	36 Barkly Av ARMADALE 3143	\$2,600,000	10/06/2022
2	2 Cambridge St ARMADALE 3143	\$2,607,000	23/03/2022
3	45 Maitland St GLEN IRIS 3146	\$2,612,500	06/08/2022

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:

02/09/2022 12:12

7 Barkly Avenue, Armadale Vic 3143



Andrew James
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Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

Year ending June 2022: \$2,603,500



3 1 1

Property Type: House

Agent Comments

Comparable Properties



36 Barkly Av ARMADALE 3143 (REI/VG)

Agent Comments

3 2 1

Price: \$2,600,000

Method: Private Sale

Date: 10/06/2022

Property Type: House

Land Size: 260 sqm approx



2 Cambridge St ARMADALE 3143 (REI/VG)

Agent Comments

3 2 1

Price: \$2,607,000

Method: Sold Before Auction

Date: 23/03/2022

Property Type: House (Res)

Land Size: 204 sqm approx



45 Maitland St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,612,500

Method: Auction Sale

Date: 06/08/2022

Property Type: House (Res)

Land Size: 395 sqm approx

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



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