

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

2/6 Elm Grove, Armadale Vic 3143

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$655,000

Property Type Unit

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	9/373 Toorak Rd SOUTH YARRA 3141	\$1,030,000	18/06/2022
2	7/26 Mercer Rd ARMADALE 3143	\$995,000	18/06/2022
3	6/379 Toorak Rd SOUTH YARRA 3141	\$960,000	25/02/2022

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:

16/08/2022 14:47

Alan Crawford

9068 4850

0423 747 155

alan@whitefoxrealestate.com.au

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

Year ending June 2022: \$655,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



9/373 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

 2  2  1

Price: \$1,030,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Apartment



7/26 Mercer Rd ARMADALE 3143 (REI)

Agent Comments

 2  1  1

Price: \$995,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Apartment



6/379 Toorak Rd SOUTH YARRA 3141 (REI/VG) Agent Comments

 2  1  1

Price: \$960,000

Method: Private Sale

Date: 25/02/2022

Property Type: Unit