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

1/5 The Terrace, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	1,600,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,950,000	Pro	operty Type	Том	vnhouse		Suburb	Armadale
Period - From	03/11/2022	to	02/11/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	3a Horace St MALVERN 3144	\$1,652,000	16/09/2023
2	2 Normanby St WINDSOR 3181	\$1,650,000	26/10/2023
3	1/23 Wynnstay Rd PRAHRAN 3181	\$1,640,000	26/08/2023

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:

03/11/2023 16:53



McGrath





Property Type: Townhouse Agent Comments

Indicative Selling Price \$1,600,000 - \$1,650,000 **Median Townhouse Price** 03/11/2022 - 02/11/2023: \$1,950,000

Comparable Properties



3a Horace St MALVERN 3144 (REI) **1** 1

2 Normanby St WINDSOR 3181 (REI)

3



Price: \$1,652,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Agent Comments

Agent Comments



Price: \$1,650,000 Method: Private Sale Date: 26/10/2023 Property Type: House

4

•**•** 3

1/23 Wynnstay Rd PRAHRAN 3181 (REI/VG)

6.



Agent Comments

Price: \$1,640,000 Method: Auction Sale Date: 26/08/2023 Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



propertydata

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