

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

4/75 Union Street, Armadale Vic 3143

Indicative selling price

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

Single price

\$1,099,000

Median sale price

Median price

\$597,750

Property Type

Unit

Suburb

Armadale

Period - From

01/07/2024

to

30/09/2024

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	2/705 Malvern Rd TOORAK 3142	\$1,125,000	26/10/2024
2	105/6a Evergreen Mews ARMADALE 3143	\$1,000,000	11/09/2024
3	202/1188 Malvern Rd MALVERN 3144	\$1,000,000	19/06/2024

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:

02/12/2024 11:45



 2
  2
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,099,000

Median Unit Price

September quarter 2024: \$597,750

Comparable Properties



2/705 Malvern Rd TOORAK 3142 (REI)

Agent Comments

 2
  1
  1

Price: \$1,125,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Unit



105/6a Evergreen Mews ARMADALE 3143 (REI)

Agent Comments

 2
  2
  2

Price: \$1,000,000

Method: Private Sale

Date: 11/09/2024

Property Type: Apartment

Land Size: 93 sqm approx



202/1188 Malvern Rd MALVERN 3144 (REI/VG)

Agent Comments

 2
  2
  2

Price: \$1,000,000

Method: Private Sale

Date: 19/06/2024

Property Type: Apartment

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