Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4/75 Union Street, Armadale Vic 3143
Including suburb and	
postcode	

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	Pro	perty Type	Jnit		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

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



Date of sale



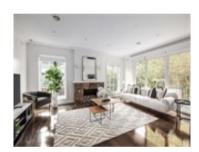




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$1,099,000 **Median Unit Price** September quarter 2024: \$597,750

Comparable Properties



2/705 Malvern Rd TOORAK 3142 (REI)

Price: \$1,125,000 Method: Auction Sale Date: 26/10/2024 Property Type: Unit

Agent Comments



105/6a Evergreen Mews ARMADALE 3143 (REI)

2



Price: \$1,000,000 Method: Private Sale Date: 11/09/2024

Property Type: Apartment Land Size: 93 sqm approx **Agent Comments**



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

Price: \$1,000,000 Method: Private Sale Date: 19/06/2024

Property Type: Apartment

Agent Comments

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





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