

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

4/10 Llaneast Street, Armadale Vic 3143

Indicative selling price

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

Range between \$620,000

&

\$660,000

Median sale price

Median price \$708,000

Property Type Unit

Suburb Armadale

Period - From 01/10/2021

to 31/12/2021

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	22/65 Station St MALVERN 3144	\$687,500	11/11/2021
2	17/33 Armadale St ARMADALE 3143	\$671,000	14/12/2021
3	7/7 Warner St MALVERN 3144	\$665,000	15/10/2021

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:

03/02/2022 10:24

4/10 Llaneast Street, Armadale Vic 3143

Walter Summons

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Indicative Selling Price

\$620,000 - \$660,000

Median Unit Price

December quarter 2021: \$708,000



2 1 1

Property Type:

Agent Comments

Comparable Properties



22/65 Station St MALVERN 3144 (REI/VG)

Agent Comments

2 2 1

Price: \$687,500

Method: Private Sale

Date: 11/11/2021

Property Type: Apartment



17/33 Armadale St ARMADALE 3143 (REI)

Agent Comments

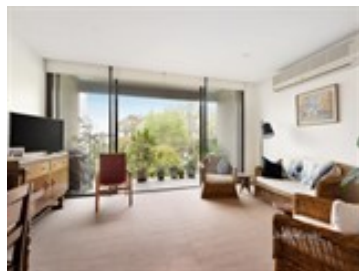
2 1 1

Price: \$671,000

Method: Private Sale

Date: 14/12/2021

Property Type: Apartment



7/7 Warner St MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$665,000

Method: Private Sale

Date: 15/10/2021

Property Type: Apartment

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