

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

26 Stuart Street, Armadale Vic 3143

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$2,720,000

Property Type

House

Suburb

Armadale

Period - From

01/10/2022

to

31/12/2022

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	29 Evandale Rd MALVERN 3144	\$1,475,000	28/11/2022
2	23 Stanhope St ARMADALE 3143	\$1,500,000	25/10/2022
3	10 Eva St MALVERN 3144	\$1,517,000	26/08/2022

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:

30/01/2023 16:59



Property Type: House

Agent Comments

Comparable Properties



29 Evandale Rd MALVERN 3144 (REI)

Agent Comments



Price: \$1,475,000

Method: Private Sale

Date: 28/11/2022

Property Type: House (Res)



23 Stanhope St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 25/10/2022

Property Type: House

Land Size: 157 sqm approx



10 Eva St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$1,517,000

Method: Auction Sale

Date: 26/08/2022

Property Type: House (Res)

Land Size: 290 sqm approx