

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

31 Cambridge Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,410,000

&

\$1,550,000

Median sale price

Median price \$2,435,000

Property Type House

Suburb Armadale

Period - From 01/01/2020

to 31/03/2020

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	33 Gladstone Av ARMADALE 3143	\$1,510,000	21/03/2020
2	3 Meryl St ARMADALE 3143	\$1,485,000	14/03/2020
3	14b Clarendon St ARMADALE 3143	\$1,417,000	22/02/2020

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:

09/07/2020 09:53



Property Type: House
Land Size: 235 sqm approx
Agent Comments

Indicative Selling Price
\$1,410,000 - \$1,550,000
Median House Price
March quarter 2020: \$2,435,000

Comparable Properties



33 Gladstone Av ARMADALE 3143 (REI)

Agent Comments



Price: \$1,510,000
Method: Auction Sale
Date: 21/03/2020
Property Type: House (Res)
Land Size: 256 sqm approx



3 Meryl St ARMADALE 3143 (REI)

Agent Comments



Price: \$1,485,000
Method: Auction Sale
Date: 14/03/2020
Property Type: House (Res)



14b Clarendon St ARMADALE 3143 (REI)

Agent Comments



Price: \$1,417,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)