

# 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

2/21 Ashleigh Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$850,000

### Median sale price

Median price \$715,000 Property Type Unit Suburb Armadale

Period - From 01/01/2024 to 31/03/2024 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	6/3 Canberra Rd TOORAK 3142	\$845,000	05/04/2024
2	3/26 The Avenue WINDSOR 3181	\$843,000	20/03/2024
3	11/51-53 Grange Rd TOORAK 3142	\$820,000	23/03/2024

**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:

01/07/2024 10:17



**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**6/3 Canberra Rd TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$845,000

**Method:** Sold Before Auction

**Date:** 05/04/2024

**Property Type:** Apartment



**3/26 The Avenue WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$843,000

**Method:** Sold Before Auction

**Date:** 20/03/2024

**Property Type:** Apartment



**11/51-53 Grange Rd TOORAK 3142 (REI)**

Agent Comments



**Price:** \$820,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Apartment