

# 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

7/16 Fulton Street, 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 \$580,000 & \$638,000

### Median sale price

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

Period - From 18/12/2023 to 17/12/2024 Source Property Data

### 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	15/8-10 Kelvin Gr PRAHRAN 3181	\$605,000	27/11/2024
2	38/530 Toorak Rd TOORAK 3142	\$623,795	28/10/2024
3	11/48 Chomley St PRAHRAN 3181	\$581,500	26/09/2024

**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:

18/12/2024 09:28



 2
  1
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$580,000 - \$638,000

**Median Unit Price**

18/12/2023 - 17/12/2024: \$715,000

## Comparable Properties



**15/8-10 Kelvin Gr PRAHRAN 3181 (REI)**

Agent Comments

 2
  1
  1

**Price:** \$605,000

**Method:** Private Sale

**Date:** 27/11/2024

**Property Type:** Apartment



**38/530 Toorak Rd TOORAK 3142 (REI/VG)**

Agent Comments

 2
  1
  1

**Price:** \$623,795

**Method:** Private Sale

**Date:** 28/10/2024

**Property Type:** Apartment



**11/48 Chomley St PRAHRAN 3181 (REI/VG)**

Agent Comments

 2
  1
  1

**Price:** \$581,500

**Method:** Private Sale

**Date:** 26/09/2024

**Property Type:** Apartment

Account - Whitefox Real Estate | P: 96459699



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