

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

12/20 Valentine Grove, Armadale Vic 3143

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$760,000

Property Type Unit

Suburb Armadale

Period - From 01/07/2023

to 30/06/2024

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	9/18 St Georges Rd ARMADALE 3143	\$640,000	20/04/2024
2	9/18-20 St Georges Rd ARMADALE 3143	\$640,000	20/04/2024
3	5/14 Highbury Gr PRAHRAN 3181	\$650,000	17/04/2024

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:

25/07/2024 11:16



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$649,000
Median Unit Price
Year ending June 2024: \$760,000

Comparable Properties

9/18 St Georges Rd ARMADALE 3143 (VG)

Agent Comments

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Price: \$640,000
Method: Sale
Date: 20/04/2024
Property Type: Strata Unit/Flat



9/18-20 St Georges Rd ARMADALE 3143 (REI)

Agent Comments

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Price: \$640,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Unit



5/14 Highbury Gr PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$650,000
Method: Private Sale
Date: 17/04/2024
Property Type: Unit

Account - 11 North | P: 1300 353 836