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

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-or the meaning	n of this	nrica saa	consumer.vic.gov.	au/underguoting
	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$649,000

Median sale price

Median price	\$760,000	Pro	perty Type Unit	t		Suburb	Armadale
Period - From	01/07/2023	to	30/06/2024	Sou	urce	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.

Add	dress 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









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)



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



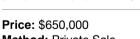
Price: \$640,000 Method: Auction Sale Date: 20/04/2024 Property Type: Unit

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



Agent Comments

Agent Comments



Method: Private Sale Date: 17/04/2024 Property Type: Unit

Account - 11 North | P: 1300 353 836



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