

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

28 Cambridge Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,870,000

&

\$1,950,000

Median sale price

Median price \$2,505,000

Property Type House

Suburb Armadale

Period - From 01/10/2023

to

31/12/2023

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	37 Hume St ARMADALE 3143	\$2,010,000	15/09/2023
2	40 New St ARMADALE 3143	\$1,931,000	28/10/2023
3	78 Lewisham Rd WINDSOR 3181	\$1,910,000	11/11/2023

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:

05/02/2024 12:33

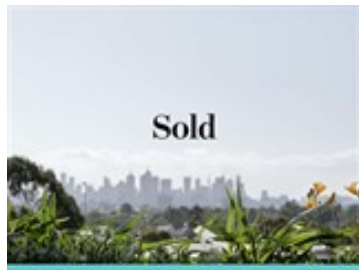


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Property Type: House
Land Size: 214 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,870,000 - \$1,950,000
Median House Price
 December quarter 2023: \$2,505,000

Comparable Properties



37 Hume St ARMADALE 3143 (REI/VG)

Agent Comments

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Price: \$2,010,000
Method: Sold Before Auction
Date: 15/09/2023
Property Type: House (Res)
Land Size: 259 sqm approx



40 New St ARMADALE 3143 (REI/VG)

Agent Comments

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Price: \$1,931,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 250 sqm approx



78 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments

3
 1
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Price: \$1,910,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 188 sqm approx