

# 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

5/23-25 Rose 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 \$790,000 & \$850,000

### Median sale price

Median price \$683,750 Property Type Unit Suburb Armadale

Period - From 01/01/2023 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	11/18 Mercer Rd ARMADALE 3143	\$845,000	18/09/2023
2	3/18 Myamyn St ARMADALE 3143	\$760,000	17/02/2024
3	4/12-14 Chomley St PRAHRAN 3181	\$760,000	01/03/2024

**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:

04/03/2024 10:24

5/23-25 Rose Street, Armadale Vic 3143



Lauchlan Waterfield  
03 9509 0411  
0422 290 489

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**Indicative Selling Price**

\$790,000 - \$850,000

**Median Unit Price**

Year ending December 2023: \$683,750



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



11/18 Mercer Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

**Price:** \$845,000

**Method:** Sold Before Auction

**Date:** 18/09/2023

**Property Type:** Unit



3/18 Myamyn St ARMADALE 3143 (REI)

Agent Comments

2 1 1

**Price:** \$760,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** Apartment



4/12-14 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

**Price:** \$760,000

**Method:** Private Sale

**Date:** 01/03/2024

**Property Type:** Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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