

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

2/5 The Terrace, Armadale Vic 3143

Indicative selling price

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

Single price

\$1,249,000

Median sale price

Median price

\$2,720,000

Property Type

House

Suburb

Armadale

Period - From

01/10/2022

to

31/12/2022

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	1/676 Toorak Rd MALVERN 3144	\$1,230,000	16/02/2023
2	2/225 Wattletree Rd MALVERN 3144	\$1,235,000	07/12/2022
3	17 Cheel St ARMADALE 3143	\$1,325,000	28/09/2022

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:

06/03/2023 14:20



3 2 2

Property Type: House

Agent Comments

Comparable Properties



1/676 Toorak Rd MALVERN 3144 (REI)

Agent Comments

3 2 1

Price: \$1,230,000

Method: Private Sale

Date: 16/02/2023

Property Type: Apartment



2/225 Wattletree Rd MALVERN 3144 (REI/VG)

Agent Comments

3 2 2

Price: \$1,235,000

Method: Sold Before Auction

Date: 07/12/2022

Property Type: House (Res)



17 Cheel St ARMADALE 3143 (REI/VG)

Agent Comments

3 1 1

Price: \$1,325,000

Method: Private Sale

Date: 28/09/2022

Property Type: Townhouse (Single)