

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

9/1 Duncraig Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$720,000

Property Type Unit

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	8/18-20 St Georges Rd ARMADALE 3143	\$675,000	05/11/2022
2	4/76a Stanhope St MALVERN 3144	\$592,000	09/11/2022
3	43/202 Wattletree Rd MALVERN 3144	\$575,000	27/10/2022

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:

31/01/2023 13:10



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



8/18-20 St Georges Rd ARMADALE 3143 (REI) **Agent Comments**

2 1 1

Price: \$675,000

Method: Auction Sale

Date: 05/11/2022

Property Type: Unit



4/76a Stanhope St MALVERN 3144 (REI/VG) **Agent Comments**

2 1 1

Price: \$592,000

Method: Sold Before Auction

Date: 09/11/2022

Property Type: Unit



43/202 Wattletree Rd MALVERN 3144 (REI) **Agent Comments**

2 1 1

Price: \$575,000

Method: Sold Before Auction

Date: 27/10/2022

Property Type: Unit