

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

7/9 St James Road, Armadale Vic 3143

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$760,000 Property Type Unit 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	7/26 Denbigh Rd ARMADALE 3143	\$488,000	28/11/2023
2	2/13 Clendon Rd ARMADALE 3143	\$460,000	22/12/2023
3	1/26 Denbigh Rd ARMADALE 3143	\$452,000	09/12/2023

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:

15/01/2024 12:15



Property Type: Apartment

Agent Comments

Comparable Properties



7/26 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$488,000

Method: Private Sale

Date: 28/11/2023

Property Type: Apartment



2/13 Clendon Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 22/12/2023

Property Type: Apartment



1/26 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$452,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit