

# 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

23 Egerton Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$3,250,000

### 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	17A Egerton Rd ARMADALE 3143	\$3,380,000	06/10/2022
2	3 Northbrook Av MALVERN 3144	\$3,350,000	20/12/2022
3	78 Union St ARMADALE 3143	\$2,760,000	17/12/2022

**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:

23/02/2023 09:32



**Rooms:** 7

**Property Type:** House

**Land Size:** 410 sqm approx

Agent Comments

## Comparable Properties



**17A Egerton Rd ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$3,380,000

**Method:** Private Sale

**Date:** 06/10/2022

**Property Type:** Townhouse (Res)

**Land Size:** 244 sqm approx



**3 Northbrook Av MALVERN 3144 (REI)**

Agent Comments



**Price:** \$3,350,000

**Method:** Private Sale

**Date:** 20/12/2022

**Property Type:** House



**78 Union St ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$2,760,000

**Method:** Auction Sale

**Date:** 17/12/2022

**Property Type:** House (Res)

**Land Size:** 279 sqm approx