

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 3/28 Elgin Avenue, Armadale 3143

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$549,000

## Median sale price

Median price \$725,000 Property type Apartment Suburb Armadale  
Period - From 01/01/2024 to 31/03/2024 Source REIV

## Comparable property sales

**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
6/41 Wilgah St St Kilda East 3183	\$565,000	15/09/2024
12/42 Alexandra St St Kilda East 3183	\$580,000	30/08/2024
6/11 Cheel St Armadale 3143	\$547,500	30/08/2024

This Statement of Information was prepared on: 18/09/2024