

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

10 Willis Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$2,603,500

Property Type House

Suburb Armadale

Period - From 01/07/2021

to 30/06/2022

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	21 Horace St MALVERN 3144	\$1,520,000	29/09/2022
2	3 Mcarthur St MALVERN 3144	\$1,503,000	16/08/2022
3	24 Claremont Av MALVERN 3144	\$1,501,000	13/09/2022

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:

06/10/2022 15:25



2 1 2

Property Type: House

Agent Comments

Comparable Properties



21 Horace St MALVERN 3144 (REI)

Agent Comments

2 1 -

Price: \$1,520,000

Method: Sold Before Auction

Date: 29/09/2022

Property Type: House



3 Mcarthur St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$1,503,000

Method: Private Sale

Date: 16/08/2022

Property Type: House

Land Size: 244 sqm approx



24 Claremont Av MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$1,501,000

Method: Private Sale

Date: 13/09/2022

Property Type: House

Land Size: 287 sqm approx