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	24 Egerton Road, Armadale Vic 3143
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$2,720,000	Pro	perty 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

1	7 Cummins Gr MALVERN 3144	\$1,380,000	15/12/2022
2	819 High St ARMADALE 3143	\$1,333,200	18/12/2022
3	1/1a Malvern Gr CAULFIELD NORTH 3161	\$1,300,000	08/12/2022

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:	27/01/2023 11:05



Date of sale





Property Type: House (Res) Land Size: 233 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** December quarter 2022: \$2,720,000

Comparable Properties



7 Cummins Gr MALVERN 3144 (REI)

1 2



Price: \$1.380.000 Method: Auction Sale Date: 15/12/2022

Property Type: House (Res)

Agent Comments



819 High St ARMADALE 3143 (REI)

-2





Price: \$1,333,200 Method: Private Sale Date: 18/12/2022 Property Type: House Agent Comments



1/1a Malvern Gr CAULFIELD NORTH 3161

(REI)



Price: \$1,300,000

Method: Sold Before Auction

Date: 08/12/2022

Property Type: House (Res)

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693





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