

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

24 Egerton Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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	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



2 1 1

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)

Agent Comments

2 1 -

Price: \$1,380,000

Method: Auction Sale

Date: 15/12/2022

Property Type: House (Res)



819 High St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$1,333,200

Method: Private Sale

Date: 18/12/2022

Property Type: House



1/1a Malvern Gr CAULFIELD NORTH 3161 (REI)

Agent Comments

2 2 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 08/12/2022

Property Type: House (Res)

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