Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$370,000	&	\$400,000
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Median sale price

Median price	\$742,000	Pro	perty Type	Jnit		Suburb	Armadale
Period - From	02/07/2023	to	01/07/2024	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	9/37 Wheatland Rd MALVERN 3144	\$405,000	24/05/2024
2	5/43 Grandview Gr PRAHRAN 3181	\$400,000	09/05/2024
3	14/9 Ascot St MALVERN 3144	\$385,000	26/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/07/2024 15:46





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> **Indicative Selling Price** \$370,000 - \$400,000 **Median Unit Price** 02/07/2023 - 01/07/2024: \$742,000





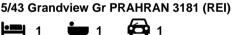
Comparable Properties



9/37 Wheatland Rd MALVERN 3144 (REI)

Price: \$405,000 Method: Private Sale Date: 24/05/2024 Property Type: Unit





Price: \$400,000 Method: Private Sale Date: 09/05/2024

Property Type: Apartment

Agent Comments

Agent Comments



14/9 Ascot St MALVERN 3144 (REI)



Price: \$385.000 Method: Private Sale Date: 26/06/2024

Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



