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	11 Glassford Street, Armadale Vic 3143
Including suburb and	
postcode	

Indicative selling price

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

Range between \$3,500,000	&	\$3,850,000
---------------------------	---	-------------

Median sale price

Median price	\$2,505,000	Pro	perty Type	House		Suburb	Armadale
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	8 Normanby St WINDSOR 3181	\$3,950,000	08/09/2023
2	4 Highbury Gr PRAHRAN 3181	\$3,886,000	24/02/2024
3	1/7 Mercer Rd ARMADALE 3143	\$3,650,000	30/11/2023

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:	29/02/2024 15:05













Property Type: House (Previously Occupied - Detached) **Agent Comments**

Indicative Selling Price \$3,500,000 - \$3,850,000 **Median House Price**

December quarter 2023: \$2,505,000

Comparable Properties



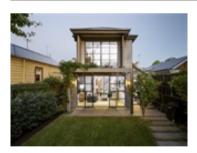
8 Normanby St WINDSOR 3181 (REI/VG)





Agent Comments

Price: \$3,950,000 Method: Private Sale Date: 08/09/2023 Property Type: House Land Size: 354 sqm approx



4 Highbury Gr PRAHRAN 3181 (REI)





Price: \$3,886,000 Method: Auction Sale Date: 24/02/2024

Property Type: House (Res) Land Size: 404 sqm approx Agent Comments



1/7 Mercer Rd ARMADALE 3143 (VG)





Price: \$3,650,000 Method: Sale Date: 30/11/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999



