

# 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

11 Glassford Street, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$2,505,000 Property 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.

	Address 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



 3
  2
  1

**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

 4
  3
  3

**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)**

Agent Comments

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  2
  2

**Price:** \$3,886,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 404 sqm approx



**1/7 Mercer Rd ARMADALE 3143 (VG)**

Agent Comments

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**Price:** \$3,650,000

**Method:** Sale

**Date:** 30/11/2023

**Property Type:** Flat/Unit/Apartment (Res)

Account - Marshall White | P: 03 9822 9999