

# 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 Stanhope 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$2,710,000

Property Type House

Suburb Armadale

Period - From 01/01/2024

to 31/03/2024

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 | 9 Beatty Av ARMADALE 3143      | \$1,375,000 | 05/01/2024   |
| 2 | 6 Fulton St ARMADALE 3143      | \$1,350,000 | 02/12/2023   |
| 3 | 2 St Georges Rd ARMADALE 3143  | \$1,200,000 | 17/02/2024   |

**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:

24/04/2024 17:43



**Property Type:** House  
**Land Size:** 191 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
March quarter 2024: \$2,710,000

## Comparable Properties



**9 Beatty Av ARMADALE 3143 (REI/VG)**

**Agent Comments**



**Price:** \$1,375,000  
**Method:** Sold Before Auction  
**Date:** 05/01/2024  
**Property Type:** House (Res)  
**Land Size:** 157 sqm approx



**6 Fulton St ARMADALE 3143 (REI/VG)**

**Agent Comments**



**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 02/12/2023  
**Property Type:** House  
**Land Size:** 185 sqm approx



**2 St Georges Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**



**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 139 sqm approx

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