

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

14 Auburn Grove, Armadale Vic 3143

Indicative selling price

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

Range between \$1,750,000

&

\$1,925,000

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	78 Lewisham Rd WINDSOR 3181	\$1,910,000	11/11/2023
2	20 Mt Pleasant Gr ARMADALE 3143	\$1,800,000	24/02/2024
3	9 Clarendon St ARMADALE 3143	\$1,720,000	24/02/2024

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:

26/02/2024 12:49



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Property Type: House (Res)

Land Size: 280 sqm approx

Agent Comments

Comparable Properties



78 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,910,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 188 sqm approx



20 Mt Pleasant Gr ARMADALE 3143 (REI)

Agent Comments

2 1 2

Price: \$1,800,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 203 sqm approx



9 Clarendon St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$1,720,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)