

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

1B Erskine Street, Armadale Vic 3143

Indicative selling price

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

Range between \$3,300,000 & \$3,500,000

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	25 Mayfield Av MALVERN 3144	\$4,200,000	27/04/2024
2	34a Ross St TOORAK 3142	\$3,600,000	16/04/2024
3	24 Fairbairn Rd TOORAK 3142	\$2,930,000	18/05/2024

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:

28/05/2024 09:35



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Property Type: House

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,500,000

Median House Price

March quarter 2024: \$2,710,000

Comparable Properties



25 Mayfield Av MALVERN 3144 (REI)

Agent Comments

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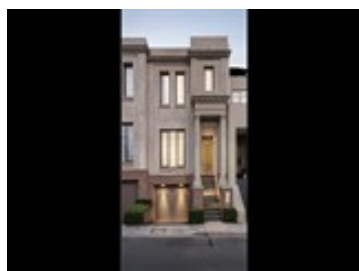
Price: \$4,200,000

Method: Private Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 355 sqm approx



34a Ross St TOORAK 3142 (REI)

Agent Comments

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Price: \$3,600,000

Method: Private Sale

Date: 16/04/2024

Property Type: House



24 Fairbairn Rd TOORAK 3142 (REI)

Agent Comments

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Price: \$2,930,000

Method: Private Sale

Date: 18/05/2024

Property Type: House

Account - Jellis Craig | P: 03 9864 5000