Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address | 2/10 Valentine Grove, Armadale Vic 3143 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$600,000 | & | \$660,000 |
|---------------|-----------|---|-----------|
| | 1 | | |

Median sale price

| Median price | \$715,000 | Pro | perty Type U | nit | | Suburb | Armadale |
|---------------|------------|-----|--------------|-----|-------|--------|----------|
| Period - From | 01/01/2024 | to | 31/03/2024 | So | ource | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 11/8 Sutherland Rd ARMADALE 3143 | \$657,000 | 27/04/2024 |
| 2 | 9/18-20 St Georges Rd ARMADALE 3143 | \$640,000 | 20/04/2024 |
| 3 | 18/61 Kooyong Rd ARMADALE 3143 | \$607,500 | 27/05/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 17/06/2024 16:22 |
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Property Type: Apartment **Agent Comments**

Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** March quarter 2024: \$715,000

Comparable Properties



11/8 Sutherland Rd ARMADALE 3143 (REI)

- 2





Agent Comments

Agent Comments

Price: \$657,000 Method: Auction Sale Date: 27/04/2024 Property Type: Unit



9/18-20 St Georges Rd ARMADALE 3143 (REI) Agent Comments

Price: \$640,000 Method: Auction Sale Date: 20/04/2024 Property Type: Unit



18/61 Kooyong Rd ARMADALE 3143 (REI)



Price: \$607,500 Method: Private Sale Date: 27/05/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000





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