

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

20 Mount Pleasant Grove, Armadale Vic 3143

Indicative selling price

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

Range between

\$1,550,000

&

\$1,700,000

Median sale price

Median price

\$2,456,500

Property Type

House

Suburb

Armadale

Period - From

01/01/2023

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	30 Mt Pleasant Gr ARMADALE 3143	\$1,825,000	19/08/2023
2	19 Mackay St PRAHRAN 3181	\$1,685,000	03/11/2023
3	34 Mt Pleasant Gr ARMADALE 3143	\$1,539,000	14/10/2023

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:

29/01/2024 10:17



Property Type: House

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

Year ending December 2023: \$2,456,500

Comparable Properties



30 Mt Pleasant Gr ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,825,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 160 sqm approx



19 Mackay St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,685,000

Method: Sold Before Auction

Date: 03/11/2023

Property Type: House (Res)

Land Size: 273 sqm approx



34 Mt Pleasant Gr ARMADALE 3143 (REI)

Agent Comments



Price: \$1,539,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000