

# 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

21 Stuart 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 \$2,700,000 & \$2,900,000

### Median sale price

Median price \$2,725,500 Property Type House Suburb Armadale

Period - From 01/04/2023 to 30/06/2023 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.

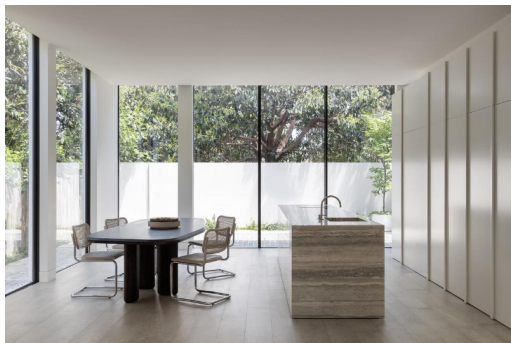
	Address of comparable property	Price	Date of sale
1	11 Barkly Av ARMADALE 3143	\$3,555,000	20/05/2023
2	24 Edsall St MALVERN 3144	\$2,730,000	17/06/2023
3	28 Hume St ARMADALE 3143	\$2,645,000	25/03/2023

**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:

25/07/2023 11:05



3   
 2   
 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,700,000 - \$2,900,000

**Median House Price**

June quarter 2023: \$2,725,500

## Comparable Properties



**11 Barkly Av ARMADALE 3143 (REI)**

Agent Comments

4   
 3   
 1

**Price:** \$3,555,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)



**24 Edsall St MALVERN 3144 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$2,730,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)



**28 Hume St ARMADALE 3143 (REI)**

Agent Comments

3   
 2   
 -

**Price:** \$2,645,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** House (Res)

**Land Size:** 299 sqm approx

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