

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 Valentine Grove, Armadale Vic 3143

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

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	41 Stuart St ARMADALE 3143	\$2,240,000	28/10/2023
2	399 Dandenong Rd ARMADALE 3143	\$2,200,000	05/02/2024
3	40 New St ARMADALE 3143	\$1,931,000	28/10/2023

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:

17/04/2024 11:25



3 1 1

Rooms: 5
Property Type: House
Land Size: 507 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
March quarter 2024: \$2,710,000

Comparable Properties



41 Stuart St ARMADALE 3143 (REI/VG)

Agent Comments

3 2 2

Price: \$2,240,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 272 sqm approx



399 Dandenong Rd ARMADALE 3143 (REI)

Agent Comments

4 2 4

Price: \$2,200,000
Method: Private Sale
Date: 05/02/2024
Property Type: House
Land Size: 513 sqm approx



40 New St ARMADALE 3143 (REI/VG)

Agent Comments

3 2 -

Price: \$1,931,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 250 sqm approx

Account - Marshall White | P: 03 9822 9999



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