

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

3/1 Munro Street, Armadale Vic 3143

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$715,000 Property Type Unit 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	4/490 Toorak Rd TOORAK 3142	\$865,000	04/05/2024
2	5/3 Tahara Rd TOORAK 3142	\$880,000	23/03/2024
3	10/71 Denbigh Rd ARMADALE 3143	\$932,500	10/04/2024

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:

11/06/2024 13:01



Property Type: Apartment

Agent Comments

Comparable Properties



4/490 Toorak Rd TOORAK 3142 (REI)

Agent Comments



Price: \$865,000

Method: Expression of Interest

Date: 04/05/2024

Property Type: Apartment



5/3 Tahara Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment



10/71 Denbigh Rd ARMADALE 3143 (VG)

Agent Comments



Price: \$932,500

Method: Sale

Date: 10/04/2024

Property Type: Strata Unit/Flat