Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	3/18 Myamyn Street, Armadale Vic 3143
Including suburb and	
postcode	

Indicative selling price

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

Range between \$730,000	&	\$800,000
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Median sale price

Median price	\$760,000	Pro	perty Type	Unit			Suburb	Armadale
Period - From	01/10/2023	to	31/12/2023		So	urce	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	6/142-144 Milton Pde GLEN IRIS 3146	\$820,000	21/12/2023
2	10/18 Mercer Rd ARMADALE 3143	\$805,000	08/10/2023
3	4/2 Maple Gr TOORAK 3142	\$750,000	27/11/2023

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:	22/01/2024 12:28





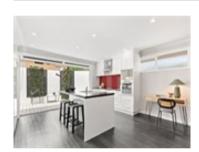




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$730,000 - \$800,000 **Median Unit Price** December quarter 2023: \$760,000

Comparable Properties



6/142-144 Milton Pde GLEN IRIS 3146 (REI)

Price: \$820,000 Method: Private Sale Date: 21/12/2023 Property Type: Unit

Agent Comments



10/18 Mercer Rd ARMADALE 3143 (REI/VG)

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Price: \$805,000

Method: Sold Before Auction

Date: 08/10/2023

Property Type: Apartment

Agent Comments



4/2 Maple Gr TOORAK 3142 (REI/VG)

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Price: \$750.000

Method: Sold Before Auction

Date: 27/11/2023 Property Type: Unit Agent Comments

Account - Jellis Craig | P: 03 9864 5000



