

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 3/18 Myamyn Street, Armadale Vic 3143

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Armadale

Period - From 01/10/2023 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	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 comparable properties 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



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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)

Agent Comments

2 1 1

Price: \$820,000

Method: Private Sale

Date: 21/12/2023

Property Type: Unit



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

Agent Comments

2 1 2

Price: \$805,000

Method: Sold Before Auction

Date: 08/10/2023

Property Type: Apartment



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

Agent Comments

2 1 -

Price: \$750,000

Method: Sold Before Auction

Date: 27/11/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000