

# 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

30 Llaneast 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 \$3,000,000 & \$3,200,000

### 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	41 Victoria Rd.N MALVERN 3144	\$2,900,000	27/04/2023
2	3 Cressy St MALVERN 3144	\$3,200,000	09/03/2023
3	13 Shaftesbury Av MALVERN 3144	\$3,300,000	19/02/2023

**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:

21/07/2023 19:00



**Property Type:** House

Agent Comments

## Comparable Properties



**41 Victoria Rd.N MALVERN 3144 (REI)**

Agent Comments



**Price:** \$2,900,000

**Method:** Sold Before Auction

**Date:** 27/04/2023

**Property Type:** House (Res)



**3 Cressy St MALVERN 3144 (REI/VG)**

Agent Comments



**Price:** \$3,200,000

**Method:** Auction Sale

**Date:** 09/03/2023

**Property Type:** House

**Land Size:** 651 sqm approx



**13 Shaftesbury Av MALVERN 3144 (REI)**

Agent Comments



**Price:** \$3,300,000

**Method:** Sold Before Auction

**Date:** 19/02/2023

**Property Type:** House (Res)

**Land Size:** 697 sqm approx