

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 Mount Pleasant Grove, Armadale Vic 3143

Indicative selling price

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

Range between \$1,575,000 & \$1,650,000

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	43 Hardy St SOUTH YARRA 3141	\$1,659,750	09/07/2023
2	143 Surrey Rd.N SOUTH YARRA 3141	\$1,595,000	03/06/2023
3	3 Phoenix St SOUTH YARRA 3141	\$1,550,000	06/07/2023

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: 02/08/2023 14:13

30 Mount Pleasant Grove, Armadale Vic 3143

WHITEFOX

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Indicative Selling Price

\$1,575,000 - \$1,650,000

Median House Price

June quarter 2023: \$2,725,500



Property Type:

Agent Comments

Comparable Properties



43 Hardy St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,659,750

Method: Sold Before Auction

Date: 09/07/2023

Property Type: House (Res)



143 Surrey Rd.N SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,595,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 229 sqm approx



3 Phoenix St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 06/07/2023

Property Type: House

Account - Whitefox Real Estate | P: 96459699



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