

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 31 Northcote Road, 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 \$2,600,000 & \$2,800,000

**Median sale price**

Median price \$2,505,000 Property Type House 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		
2		
3		

**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: 22/03/2024 19:44

31 Northcote Road, Armadale Vic 3143

**RT Edgar**

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**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

December quarter 2023: \$2,505,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 528 sqm approx

Agent Comments



## Comparable Properties

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.