

# 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

34 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 \$3,600,000 & \$3,900,000

### 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	22 Malakoff St CAULFIELD NORTH 3161	\$3,750,000	04/12/2023
2	11 Glassford St ARMADALE 3143	\$3,650,000	23/03/2024
3	3 Linden Ct PRAHRAN 3181	\$3,500,000	22/02/2024

**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:

09/04/2024 18:57



3   2   2

**Property Type:** House  
**Land Size:** 518 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,600,000 - \$3,900,000  
**Median House Price**  
 December quarter 2023: \$2,505,000

## Comparable Properties



**22 Malakoff St CAULFIELD NORTH 3161 (VG)**   Agent Comments

4   -   -

**Price:** \$3,750,000  
**Method:** Sale  
**Date:** 04/12/2023  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



**11 Glassford St ARMADALE 3143 (REI)**   Agent Comments

3   2   1

**Price:** \$3,650,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)



**3 Linden Ct PRAHRAN 3181 (REI)**   Agent Comments

4   3   3

**Price:** \$3,500,000  
**Method:** Sold Before Auction  
**Date:** 22/02/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx