

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

34C Rose Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$2,598,000

Property Type House

Suburb Armadale

Period - From 21/11/2022

to 20/11/2023

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	7 Newry St WINDSOR 3181	\$1,451,000	03/06/2023
2	12 Chandlers Rd MALVERN 3144	\$1,350,000	23/09/2023
3	24 Fulton St ARMADALE 3143	\$1,315,000	14/09/2023

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:

21/11/2023 14:12



3 1 0

Property Type: House
Land Size: 170 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 21/11/2022 - 20/11/2023: \$2,598,000

Comparable Properties



7 Newry St WINDSOR 3181 (VG)

Agent Comments

3 - -

Price: \$1,451,000
Method: Sale
Date: 03/06/2023
Property Type: House - Attached House N.E.C.
Land Size: 147 sqm approx



12 Chandlers Rd MALVERN 3144 (REI)

Agent Comments

3 1 -

Price: \$1,350,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 241 sqm approx



24 Fulton St ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$1,315,000
Method: Sold Before Auction
Date: 14/09/2023
Property Type: House (Res)
Land Size: 112 sqm approx

Account - Marshall White | P: 03 9822 9999