Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 34C Rose Street, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$2,598,000	Pro	operty Type	Ηοι	ise		Suburb	Armadale
Period - From	21/11/2022	to	20/11/2023		So	urce	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.

Ad	dress 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







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)



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



Agent Comments

Agent Comments

Agent Comments



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

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24 Fulton St ARMADALE 3143 (REI/VG)



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



propertydata

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