#### 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	37 Llaneast Street, Armadale Vic 3143
·	

#### Indicative selling price

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

Range between \$2,000,000	&	\$2,200,000
---------------------------	---	-------------

#### Median sale price

Median price	\$2,380,000	Pro	perty Type	House		Suburb	Armadale
Period - From	06/05/2024	to	05/05/2025		Source	Property	/ Data

#### 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 7a Isabella St MALVERN 3144 \$2.195.000 01/04/2025

1	7a Isabella St MALVERN 3144	\$2,195,000	01/04/2025
2	17 Ashleigh Rd ARMADALE 3143	\$2,000,000	19/02/2025
3	46 Irving Av PRAHRAN 3181	\$2,200,000	08/11/2024

#### 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:	06/05/2025 11:59





Steve Burke 03 9818 1888 0448 331 653 steve.burke@belleproperty.com

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price 06/05/2024 - 05/05/2025: \$2,380,000





Rooms: 5

**Property Type:** House **Land Size:** 417 sqm approx

**Agent Comments** 

### Comparable Properties



7a Isabella St MALVERN 3144 (REI)

-

3

**—** 

1

**2** 

Price: \$2,195,000 Method: Private Sale Date: 01/04/2025 Property Type: House Land Size: 572 sqm approx **Agent Comments** 



17 Ashleigh Rd ARMADALE 3143 (REI/VG)

•

3

÷

2

**6** 

**Agent Comments** 

Price: \$2,000,000

Method: Sold Before Auction

Date: 19/02/2025

**Property Type:** House (Res) **Land Size:** 211 sqm approx



46 Irving Av PRAHRAN 3181 (REI/VG)

•=

1

3

Price: \$2,200,000

Method: Sold Before Auction

Date: 08/11/2024

**Property Type:** House (Res) **Land Size:** 213 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.