

# 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 Stuart Street, 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 \$1,900,000

&

\$2,050,000

### Median sale price

Median price \$2,500,000

Property Type House

Suburb Armadale

Period - From 01/10/2022

to 30/09/2023

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	21 Armadale St ARMADALE 3143	\$2,150,000	09/09/2023
2	37 May Rd TOORAK 3142	\$2,130,000	28/04/2023
3	8 Mt Pleasant Gr ARMADALE 3143	\$2,087,500	29/07/2023

**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:

18/10/2023 11:19



3   
 2   
 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,900,000 - \$2,050,000

**Median House Price**

Year ending September 2023: \$2,500,000

## Comparable Properties



21 Armadale St ARMADALE 3143 (REI)

Agent Comments

4   
 2   
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**Price:** \$2,150,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

**Land Size:** 321 sqm approx



37 May Rd TOORAK 3142 (REI/VG)

Agent Comments

3   
 2   
 2

**Price:** \$2,130,000

**Method:** Private Sale

**Date:** 28/04/2023

**Property Type:** House

**Land Size:** 294 sqm approx



8 Mt Pleasant Gr ARMADALE 3143 (REI/VG)

Agent Comments

3   
 1   
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**Price:** \$2,087,500

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)

**Land Size:** 277 sqm approx

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