

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 4/43 Armadale Street, Armadale Vic 3143

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Armadale

Period - From 01/01/2024 to 31/03/2024 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	7/13-15 Armadale St ARMADALE 3143	\$720,000	10/02/2024
2	3/31 Wattletree Rd ARMADALE 3143	\$715,000	14/02/2024
3	11/8 Sutherland Rd ARMADALE 3143	\$657,000	27/04/2024

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: 11/06/2024 12:05



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
March quarter 2024: \$715,000

Comparable Properties



7/13-15 Armadale St ARMADALE 3143 (REI) **Agent Comments**

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Price: \$720,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Apartment



3/31 Wattletree Rd ARMADALE 3143 (REI/VG) **Agent Comments**

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Price: \$715,000
Method: Sold Before Auction
Date: 14/02/2024
Property Type: Unit



11/8 Sutherland Rd ARMADALE 3143 (REI) **Agent Comments**

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Price: \$657,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Unit

Account - Barry Plant | P: 03 9803 0400