

# 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 Cambridge 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 \$1,800,000 & \$1,900,000

### Median sale price

Median price \$2,710,000 Property Type House 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 Thanet St MALVERN 3144	\$1,970,000	26/02/2024
2	28 Cambridge St ARMADALE 3143	\$1,960,000	14/03/2024
3	2 Union St ARMADALE 3143	\$1,960,000	16/05/2024

**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: 09/07/2024 09:40



**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

March quarter 2024: \$2,710,000

## Comparable Properties



**7 Thanet St MALVERN 3144 (VG)**

Agent Comments



**Price:** \$1,970,000

**Method:** Sale

**Date:** 26/02/2024

**Property Type:** House (Res)

**Land Size:** 334 sqm approx



**28 Cambridge St ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$1,960,000

**Method:** Expression of Interest

**Date:** 14/03/2024

**Property Type:** House (Res)

**Land Size:** 214 sqm approx



**2 Union St ARMADALE 3143 (REI)**

Agent Comments



**Price:** \$1,960,000

**Method:** Private Sale

**Date:** 16/05/2024

**Property Type:** House

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