

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

41 Stuart Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$2,725,500 Property Type House Suburb Armadale

Period - From 01/04/2023 to 30/06/2023 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	8 Mt Pleasant Gr ARMADALE 3143	\$2,087,500	29/07/2023
2			
3			

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: 03/10/2023 20:03



 3  2  1

Property Type: House (Res)

Land Size: 272 sqm approx

[Agent Comments](#)

Indicative Selling Price

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

Median House Price

June quarter 2023: \$2,725,500

Comparable Properties



8 Mt Pleasant Gr ARMADALE 3143 (REI)

[Agent Comments](#)

 3  1  -

Price: \$2,087,500

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

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.

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393