

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 5/23-25 Rose Street, Armadale Vic 3143

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$683,750 Property Type Unit Suburb Armadale

Period - From 01/01/2023 to 31/12/2023 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	1/298 Glenferrie Rd MALVERN 3144	\$980,000	08/01/2024
2	5/33 Irving Rd TOORAK 3142	\$975,000	04/11/2023
3	3/39 Tintern Av TOORAK 3142	\$920,000	06/12/2023

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: 05/02/2024 13:52

5/23-25 Rose Street, Armadale Vic 3143



Lauchlan Waterfield
03 9509 0411
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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending December 2023: \$683,750



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/298 Glenferrie Rd MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$980,000

Method: Private Sale

Date: 08/01/2024

Property Type: Apartment



5/33 Irving Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$975,000

Method: Private Sale

Date: 04/11/2023

Property Type: Unit



3/39 Tintern Av TOORAK 3142 (REI)

Agent Comments

2 2 1

Price: \$920,000

Method: Auction Sale

Date: 06/12/2023

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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