

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 Elm Grove, Armadale Vic 3143

Indicative selling price

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

Range between \$3,900,000 & \$4,290,000

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	20 Gordon St TOORAK 3142	\$4,210,000	20/05/2023
2	20 Airlie Av PRAHRAN 3181	\$4,175,000	13/05/2023
3	22 Auburn Gr ARMADALE 3143	\$4,100,000	12/09/2023

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:

02/10/2023 13:59



3 2 2

Property Type: House (Res)

Land Size: 528 sqm approx

Agent Comments

Indicative Selling Price
\$3,900,000 - \$4,290,000
Median House Price
June quarter 2023: \$2,725,500

Comparable Properties



20 Gordon St TOORAK 3142 (REI)

Agent Comments

4 2 2

Price: \$4,210,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)



20 Airlie Av PRAHRAN 3181 (REI)

Agent Comments

4 3 2

Price: \$4,175,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 537 sqm approx



22 Auburn Gr ARMADALE 3143 (REI)

Agent Comments

4 2 2

Price: \$4,100,000

Method: Private Sale

Date: 12/09/2023

Property Type: House

Land Size: 389 sqm approx

Account - Marshall White | P: 03 9822 9999