Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 579 Orrong Road, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,560,000	Pro	operty Type	Hou	se		Suburb	Armadale
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	42a Adelaide St ARMADALE 3143	\$2,382,000	08/10/2023
2	19 Gordon Gr MALVERN 3144	\$2,285,000	02/11/2023
3	40 New St ARMADALE 3143	\$1,931,000	28/10/2023

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:

21/11/2023 15:23







Property Type: Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price September quarter 2023: \$2,560,000

Comparable Properties



42a Adelaide St ARMADALE 3143 (REI)

19 Gordon Gr MALVERN 3144 (REI)



Price: \$2,382,000 Method: Private Sale Date: 08/10/2023 Property Type: House Agent Comments

Agent Comments



Price: \$2,285,000 **Method:** Private Sale

Price: \$2,285,000 Method: Private Sale Date: 02/11/2023 Property Type: House

40 New St ARMADALE 3143 (REI)



Agent Comments



Price: \$1,931,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 250 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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