

# 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 6/10 Valentine Grove, 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 \$600,000 & \$650,000

### Median sale price

Median price \$720,000 Property Type Unit Suburb Armadale

Period - From 01/10/2022 to 31/12/2022 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	9/17 Armadale St ARMADALE 3143	\$610,000	01/03/2023
2	11/33 Armadale St ARMADALE 3143	\$625,000	21/02/2023
3	9/355 Glenferrie Rd MALVERN 3144	\$647,500	12/01/2023

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: 20/03/2023 13:01



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**9/17 Armadale St ARMADALE 3143 (REI)**

Agent Comments



**Price:** \$610,000

**Method:** Private Sale

**Date:** 01/03/2023

**Property Type:** Apartment



**11/33 Armadale St ARMADALE 3143 (REI)**

Agent Comments



**Price:** \$625,000

**Method:** Private Sale

**Date:** 21/02/2023

**Property Type:** Apartment



**9/355 Glenferrie Rd MALVERN 3144 (REI/VG)**

Agent Comments



**Price:** \$647,500

**Method:** Private Sale

**Date:** 12/01/2023

**Property Type:** Apartment