

# 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 BEATTY AVENUE 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 \$1,200,000 & \$1,320,000

### Median sale price

Median price \$2,710,000 Property type House Suburb Armadale

Period - From 01/01/2024 to 31/03/2024 Source REIV

### Comparable property sales

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
11 Stanhope Street, Armadale 3143	\$1,301,000	25/05/2024
2 St Georges Road, Armadale 3143	\$1,200,000	18/02/2024
9 Beatty Avenue, Armadale 3143	\$1,375,000	06/01/2024

This Statement of Information was prepared on: 3 June 2024