

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

64 Northcote Road, Armadale Vic 3143

Indicative selling price

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

Range between \$4,800,000 & \$5,200,000

Median sale price

Median price \$2,585,000 Property Type House Suburb Armadale

Period - From 28/02/2023 to 27/02/2024 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	5 Elm Gr ARMADALE 3143	\$5,450,000	28/10/2023
2	860 Malvern Rd ARMADALE 3143	\$5,250,000	22/11/2023
3	10 Auburn Gr ARMADALE 3143	\$5,100,000	21/10/2023

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:

28/02/2024 09:01

64 Northcote Road, Armadale Vic 3143



Property Type:
Divorce/Estate/Family Transfers
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$4,800,000 - \$5,200,000
Median House Price
28/02/2023 - 27/02/2024: \$2,585,000

Comparable Properties



5 Elm Gr ARMADALE 3143 (REI)

Agent Comments



Price: \$5,450,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 528 sqm approx



860 Malvern Rd ARMADALE 3143 (VG)

Agent Comments



Price: \$5,250,000
Method: Sale
Date: 22/11/2023
Property Type: House (Res)
Land Size: 904 sqm approx



10 Auburn Gr ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$5,100,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 674 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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