

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 66 Armadale Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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 (*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 | 32a Wattletree Rd ARMADALE 3143 | \$1,480,000 | 12/04/2024 |
| 2 | 3/63 Kooyong Rd ARMADALE 3143 | \$1,462,500 | 24/02/2024 |
| 3 | 9 Beatty Av ARMADALE 3143 | \$1,375,000 | 05/01/2024 |

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: 21/05/2024 11:28



3 2 1

Property Type: House (Res)

Land Size: 131 sqm approx

Agent Comments

Comparable Properties



32a Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 2 2

Price: \$1,480,000

Method: Private Sale

Date: 12/04/2024

Property Type: House

Land Size: 215 sqm approx



3/63 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 1 1

Price: \$1,462,500

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)



9 Beatty Av ARMADALE 3143 (REI/VG)

Agent Comments

2 1 -

Price: \$1,375,000

Method: Sold Before Auction

Date: 05/01/2024

Property Type: House (Res)

Land Size: 157 sqm approx